

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address	4/66 Perry Street, Collingwood Vic 3066
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$340,000	&	\$370,000

#### Median sale price

Median price	\$740,000	Hou	ISE	Unit	Х	Suburb	Collingwood
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

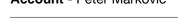
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

## Address of comparable property

1	6/13 Alexander St COLLINGWOOD 3066	\$365,000	01/07/2017
2	3/336 Wellington St COLLINGWOOD 3066	\$365,000	14/07/2017
3	1/22 Gold St COLLINGWOOD 3066	\$349,000	15/07/2017

#### OR

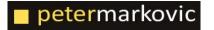
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





**Price** 

Date of sale







Rooms:

Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$340,000 - \$370,000 **Median Unit Price** June quarter 2017: \$740,000

# Comparable Properties



6/13 Alexander St COLLINGWOOD 3066 (REI)

Price: \$365,000

Method: Sold Before Auction

Date: 01/07/2017

Rooms: -

Property Type: Apartment

Agent Comments

**Agent Comments** 



3/336 Wellington St COLLINGWOOD 3066

(REI)

Price: \$365,000 Method: Private Sale Date: 14/07/2017

Rooms: -

Property Type: Apartment









Price: \$349,000 Method: Auction Sale Date: 15/07/2017

Rooms: -

Property Type: Apartment

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 12/09/2017 10:28

**Agent Comments**