# 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	6/19-23 Bendigo Street, Collingwood Vic 3066
Including suburb and	
postcode	

#### Indicative selling price

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

Range betweer	n \$280,000			&	\$308,000				
Median sale price									
Median price	\$570,000		Unit	х	Subur	b Collingwood			
Period - From	01/01/2017 to		31/03/2017		Source RE	IV			

### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7/4 Smith St RICHMOND 3121	\$314,000	26/05/2017
2/21 George St FITZROY 3065	\$308,000	14/02/2017
2/23 George St FITZROY 3065	\$308,000	19/02/2017

#### Account - Collins Simms | P: (03) 9488 0688 | F: (03) 9481 0651

propertydata

#### Generated: 26/06/2017 11:17

The information contained herein is to be used as a



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.