

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

628/45 VICTORIA PARADE, COLLINGWOOD, VIC

Indicative selling price

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

Single Price:

\$170,000

Median sale price

Median price

\$531,250

House

Unit

X

Suburb

COLLINGWOOD

Period

01 July 2017 to 30 June 2018

Source

pricfinder

Comparable property sales

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	Price	Date of sale
320/45 VICTORIA PDE, COLLINGWOOD, VIC 3066	\$190,000	09/06/2018
303/45 VICTORIA PDE, COLLINGWOOD, VIC 3066	\$175,000	14/05/2018
619/45 VICTORIA PDE, COLLINGWOOD, VIC 3066	\$154,000	22/11/2017