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 Including suburb and postcode	56 Palmer Street, Collingwood Vic 3066

Indicative selling price

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

Single price $825,000

Median sale price

Median price $1,302,000 Property Type House Suburb Collingwood

Period - From 01/07/2021 to 30/06/2022 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	Price	Date of sale
1	102 Princes St CARLTON NORTH 3054	$832,500	28/07/2022
2	99 Nicholson St ABBOTSFORD 3067	$830,000	29/06/2022
3	4/139 Rathdowne St CARLTON 3053	$801,500	15/07/2022

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.~~

This Statement of Information was prepared on: 31/08/2022 14:34

56 Palmer Street, Collingwood Vic 3066



2 1 1

Property Type: House
Land Size: 84.5 sqm approx

Agent Comments

Indicative Selling Price
$825,000
Median House Price
Year ending June 2022: $1,302,000

Comparable Properties



102 Princes St CARLTON NORTH 3054 (REI)

2 1 -

Price: $832,500
Method: Private Sale
Date: 28/07/2022
Property Type: House

Agent Comments



99 Nicholson St ABBOTSFORD 3067 (REI/VG)

2 2 1

Price: $830,000
Method: Private Sale
Date: 29/06/2022
Property Type: Townhouse (Single)

Agent Comments



4/139 Rathdowne St CARLTON 3053 (VG)

2 - -

Price: $801,500
Method: Sale
Date: 15/07/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9426 4000

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