Julie Taylor
03 9426 4015
0439859811
jtaylor@bigginscott.com.au

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 | 107 Keele Street, Collingwood Vic 3066 |

## Indicative selling price

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

Range between $900,000 & $990,000

## Median sale price

Median price $1,120,000 House X ~~Unit~~ Suburb Collingwood

Period - From 01/01/2018 to 31/12/2018 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 | 105 Charles St ABBOTSFORD 3067 | $990,000 | 15/12/2018 |
| 2 | 47 Davis St CARLTON NORTH 3054 | $935,000 | 02/03/2019 |
| 3 | 5 Bendigo St COLLINGWOOD 3066 | $880,000 | 08/11/2018 |

**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.~~



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.

# 107 Keele Street, Collingwood Vic 3066

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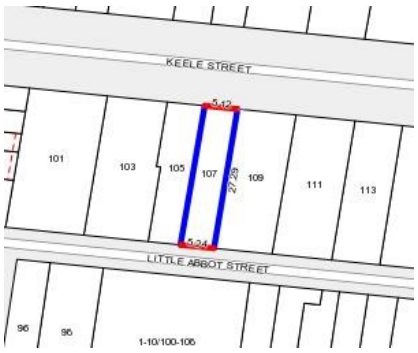


- -

**Rooms:**
**Property Type:**
Agent Comments

**Indicative Selling Price**
$900,000 - $990,000
**Median House Price**
Year ending December 2018: $1,120,000

## Comparable Properties



**105 Charles St ABBOTSFORD 3067 (VG)**
3 - -

**Price:** $990,000
**Method:** Sale
**Date:** 15/12/2018
**Rooms:** -
**Property Type:** House (Res)
**Land Size:** 160 sqm approx

Agent Comments



**47 Davis St CARLTON NORTH 3054 (REI)**
3 1 -

**Price:** $935,000
**Method:** Auction Sale
**Date:** 02/03/2019
**Rooms:** -
**Property Type:** House (Res)

Agent Comments



**5 Bendigo St COLLINGWOOD 3066 (REI/VG)**
3 1 -

**Price:** $880,000
**Method:** Private Sale
**Date:** 08/11/2018
**Rooms:** 5
**Property Type:** House (Res)
**Land Size:** 224 sqm approx

Agent Comments



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