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	149 Johnston Street, Collingwood Vic 3066

Indicative selling price

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

Range between $1,075,000 & $1,125,000

Median sale price

Median price $1,337,500 Property Type House Suburb Collingwood

Period - From 01/10/2021 to 30/09/2022 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	71 Princes St CARLTON 3053	$1,185,000	16/07/2022
2	8 Henry St CARLTON NORTH 3054	$1,165,000	01/10/2022
3	37 Elgin St CARLTON 3053	$1,050,000	20/08/2022

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: 26/10/2022 14:05

149 Johnston Street, Collingwood Vic 3066



3 1 0

Rooms: 6
Property Type: Other (All Types)

Agent Comments

Indicative Selling Price
$1,075,000 - $1,125,000
Median House Price
Year ending September 2022: $1,337,500

Comparable Properties



71 Princes St CARLTON 3053 (REI)

3 1 1

Price: $1,185,000
Method: Auction Sale
Date: 16/07/2022
Property Type: House (Res)

Agent Comments



8 Henry St CARLTON NORTH 3054 (REI)

3 2 1

Price: $1,165,000
Method: Auction Sale
Date: 01/10/2022
Property Type: House (Res)

Agent Comments



37 Elgin St CARLTON 3053 (REI/VG)

3 2 -

Price: $1,050,000
Method: Private Sale
Date: 20/08/2022
Property Type: House
Land Size: 113 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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