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	33 Bedford Street, Collingwood Vic 3066

Indicative selling price

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

Range between $820,000 & $870,000

Median sale price

Median price $1,115,000 Property Type House Suburb Collingwood

Period - From 01/04/2024 to 30/06/2024 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	12 Stafford St ABBOTSFORD 3067	$865,000	05/09/2024
2	4 Stafford St ABBOTSFORD 3067	$860,000	20/07/2024
3	176 Keele St COLLINGWOOD 3066	$810,000	22/03/2024

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: 18/09/2024 16:16

33 Bedford Street, Collingwood Vic 3066

Michael Amarant
03 8415 6100
0411 144 569
michaelamarant@jelliscraig.com.au



2 1

Rooms: 3
Property Type: House
Land Size: Approximately 76 square metres sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $870,000
Median House Price
June quarter 2024: $1,115,000

Comparable Properties



12 Stafford St ABBOTSFORD 3067 (REI)

2 1 -

Price: $865,000
Method: Private Sale
Date: 05/09/2024
Property Type: House

Agent Comments

Land - 100 square metres approximately



4 Stafford St ABBOTSFORD 3067 (REI/VG)

2 1 -

Price: $860,000
Method: Private Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 123 sqm approx

Agent Comments



176 Keele St COLLINGWOOD 3066 (REI/VG)

2 1 -

Price: $810,000
Method: Private Sale
Date: 22/03/2024
Property Type: House
Land Size: 121 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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