

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**512/45 VICTORIA PARADE,**

2 1 -

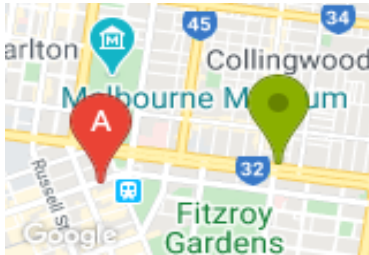
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$220,000**

Provided by: Nicole Rowe, Ian Reid Vendor Advocates

## MEDIAN SALE PRICE



**COLLINGWOOD, VIC, 3066**

Suburb Median Sale Price (Unit)

**\$585,000**

01 July 2019 to 31 December 2019

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**69/47 LONSDALE ST, MELBOURNE, VIC 3000**

2 - -

Sale Price

**\$230,000**

Sale Date: 28/10/2019

Distance from Property: 1.2km



**505/9 DEGRAVES ST, MELBOURNE, VIC 3004**

2 - -

Sale Price

**\$240,000**

Sale Date: 22/11/2019

Distance from Property: 1.9km

This report has been compiled on 19/03/2020 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for sale

Address  
Including suburb and

512/45 VICTORIA PARADE, COLLINGWOOD, VIC 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$220,000

### Median sale price

Median price

\$585,000

Property type

Unit

Suburb

COLLINGWOOD

Period

01 July 2019 to 31 December 2019

Source



### Comparable property sales

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.

#### Address of comparable property

#### Price

#### Date of sale

69/47 LONSDALE ST, MELBOURNE, VIC 3000	\$230,000	28/10/2019
505/9 DEGRAVES ST, MELBOURNE, VIC 3004	\$240,000	22/11/2019

This Statement of Information was prepared

19/03/2020