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	44 Ballarat Street, Collingwood Vic 3066
Including suburb and	
postcode	

Indicative selling price

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

Range betweer	n \$1,100,000		&	\$1,210,000				
Median sale price								
Median price	\$1,075,000	House	х	Suburt	Collingwood			
Period - From	01/04/2016	to 31/03	3/2017	Source REI	V			

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
158 Keele St COLLINGWOOD 3066	\$1,309,000	13/05/2017
3a Blanche St COLLINGWOOD 3066	\$1,308,000	08/04/2017
20 Hotham St COLLINGWOOD 3066	\$1,260,000	03/12/2016

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propertydata

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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.