

## 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

2/115-117 GOLD STREET COLLINGWOOD VIC 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$319,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

### 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 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

4/4 SMITH STREET RICHMOND VIC 3121	\$320,000	11-Aug-22
103/120 GIPPS STREET ABBOTSFORD VIC 3067	\$330,000	08-Sep-22

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 6 months.

This Statement of Information was prepared on: 15 November 2022



**4/4 SMITH STREET RICHMOND VIC 3121** Sold Price **\$320,000** Sold Date **11-Aug-22**

 1  1  1

Distance **2km**



**103/120 GIPPS STREET ABBOTSFORD VIC 3067** Sold Price <sup>RS</sup> **\$330,000** Sold Date **08-Sep-22**

 1  1  1

Distance **1.13km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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