

# 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

21 Vere 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)

Range between \$1,280,000 & \$1,350,000

### Median sale price

Median price \$1,300,000 Property Type House Suburb Collingwood

Period - From 07/04/2021 to 06/04/2022 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	145 Gold St CLIFTON HILL 3068	\$1,465,000	26/03/2022
2	17 Noone St CLIFTON HILL 3068	\$1,405,000	10/03/2022
3	69 Station St CARLTON 3053	\$1,360,000	05/03/2022

**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:

07/04/2022 09:47



3 1 1

**Property Type:** House (Res)

**Land Size:** 130 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,280,000 - \$1,350,000

**Median House Price**

07/04/2021 - 06/04/2022: \$1,300,000

## Comparable Properties



145 Gold St CLIFTON HILL 3068 (REI)

Agent Comments

3 1 1

**Price:** \$1,465,000

**Method:** Auction Sale

**Date:** 26/03/2022

**Property Type:** House (Res)



17 Noone St CLIFTON HILL 3068 (REI)

Agent Comments

3 1 1

**Price:** \$1,405,000

**Method:** Auction Sale

**Date:** 10/03/2022

**Property Type:** House (Res)

**Land Size:** 191 sqm approx



69 Station St CARLTON 3053 (REI)

Agent Comments

3 1 1

**Price:** \$1,360,000

**Method:** Auction Sale

**Date:** 05/03/2022

**Property Type:** House (Res)

Account - Biggin & Scott | P: 03 9429 9177