

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 56 Palmer Street, Collingwood Vic 3066

Indicative selling price

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

Single price \$845,000

Median sale price

Median price \$1,360,000

Property Type House

Suburb Collingwood

Period - From 01/01/2022

to 31/03/2022

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	5 Reillys Way CLIFTON HILL 3068	\$870,000	20/04/2022
2	103 Princes St CARLTON 3053	\$850,000	14/04/2022
3	11 Sturt St COLLINGWOOD 3066	\$838,000	11/02/2022

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:

08/07/2022 13:02



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Rooms: 4
Property Type: House /
 Townhouse
Land Size: 84.5 sqm approx
 Agent Comments

Indicative Selling Price
 \$845,000
Median House Price
 March quarter 2022: \$1,360,000

Comparable Properties



5 Reillys Way CLIFTON HILL 3068 (REI)

Agent Comments

 2
  2
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Price: \$870,000
Method: Private Sale
Date: 20/04/2022
Property Type: Townhouse (Single)



103 Princes St CARLTON 3053 (REI)

Agent Comments

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Price: \$850,000
Method: Private Sale
Date: 14/04/2022
Property Type: House (Res)



11 Sturt St COLLINGWOOD 3066 (REI/VG)

Agent Comments

 2
  1
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Price: \$838,000
Method: Private Sale
Date: 11/02/2022
Property Type: House
Land Size: 102 sqm approx

Account - Biggin & Scott | P: 03 9426 4000