

## 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

17 ROBERT STREET COLLINGWOOD VIC 3066

### Indicative selling price

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

Single Price

or range  
between

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Collingwood

Period-from

01 May 2023

to

30 Apr 2024

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

|   |           |           |
|---|-----------|-----------|
| 20/109 OXFORD STREET COLLINGWOOD VIC 3066 | \$795,000 | 22-Dec-23 |
| 104/205 GIPPS STREET ABBOTSFORD VIC 3067  | \$820,000 | 15-Mar-24 |
| 16B MOLLISON STREET ABBOTSFORD VIC 3067   | \$810,000 | 19-Aug-23 |

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: 13 May 2024



YORKSHIRE  
PROPERTY

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20/109 OXFORD STREET  
COLLINGWOOD VIC 3066

2 1 1

Sold Price **\$795,000** Sold Date **22-Dec-23**

Distance **0.4km**



104/205 GIPPS STREET  
ABBOTSFORD VIC 3067

2 2 1

Sold Price <sup>RS</sup> **\$820,000** Sold Date **15-Mar-24**

Distance **0.82km**



16B MOLLISON STREET  
ABBOTSFORD VIC 3067

2 2 1

Sold Price **\$810,000** Sold Date **19-Aug-23**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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