

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

207/9 Little Oxford Street, Collingwood Vic 3066
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Indicative selling price

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

Range between

\$800,000

 &

\$840,000

Median sale price

Median price

\$618,000

 Property Type

Unit

 Suburb

Collingwood

Period - From

01/10/2024

 to

31/12/2024

 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	107/68 Cambridge St COLLINGWOOD 3066	\$830,000	24/01/2025
2	511/88 Cambridge St COLLINGWOOD 3066	\$820,000	14/09/2024
3	302/150 Kerr St FITZROY 3065	\$800,000	04/09/2024

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:

12/02/2025 09:24



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$800,000 - \$840,000

Median Unit Price

December quarter 2024: \$618,000

Comparable Properties



107/68 Cambridge St COLLINGWOOD 3066 (REI)

Agent Comments

 2
  2
  1

Price: \$830,000

Method: Private Sale

Date: 24/01/2025

Property Type: Apartment



511/88 Cambridge St COLLINGWOOD 3066 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$820,000

Method: Sold Before Auction

Date: 14/09/2024

Property Type: Apartment



302/150 Kerr St FITZROY 3065 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$800,000

Method: Sold Before Auction

Date: 04/09/2024

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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