Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

				Sectio	II 4/AI	r Oi tii	e Estate Aț	genis Aci 1900
Property offered for sale								
Address Including suburb and postcode		Oxford Street, Collingwood Vic 3066						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$950,000			& \$1,045,000					
Median sale price*								
Median price			roperty Type Sub			Suburb	Collingwood	d
Period - From to				Source				
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						Pı	rice	Date of sale
1 27/100 Queensberry St CARLTON 3053						\$1	,091,500	13/04/2024
2 307E/9 Robert St COLLINGWOOD 3066						\$1	,000,000	21/02/2024
3 4/42 Grattan PI CARLTON 3053						\$9	987,500	24/02/2024
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: 24/07/2024 14:18								
* When this Statement of Information was prepared, publicly available information providing median sale								



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$950,000 - \$1,045,000 No median price available

Comparable Properties



27/100 Queensberry St CARLTON 3053

(REI/VG) **--** 3

Price: \$1,091,500 Method: Auction Sale Date: 13/04/2024

Property Type: Apartment

Agent Comments

307E/9 Robert St COLLINGWOOD 3066

(REI/VG)



Price: \$1,000,000 Method: Private Sale Date: 21/02/2024

Property Type: Apartment

Agent Comments



4/42 Grattan PI CARLTON 3053 (REI/VG)



Price: \$987,500 Method: Auction Sale Date: 24/02/2024

Property Type: Apartment

Agent Comments

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.