

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

511D/21 ROBERT STREET COLLINGWOOD VIC 3066

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Apr 2023

to

31 Mar 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

314/132 SMITH STREET COLLINGWOOD VIC 3066	\$600,000	03-Jan-24
702E/9 ROBERT STREET COLLINGWOOD VIC 3066	\$590,000	13-Dec-23
1009/162 ALBERT STREET EAST MELBOURNE VIC 3002	\$600,000	01-Dec-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: 08 April 2024



YORKSHIRE
PROPERTY

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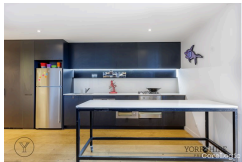


**314/132 SMITH STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$600,000** Sold Date **03-Jan-24**

Distance **0.34km**



**702E/9 ROBERT STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$590,000** Sold Date **13-Dec-23**

Distance **0.04km**



**1009/162 ALBERT STREET EAST
MELBOURNE VIC 3002**

2 1 1

Sold Price **\$600,000** Sold Date **01-Dec-23**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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