

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

101D/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

\$550,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Dec 2023

to

30 Nov 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

303E/9 ROBERT STREET COLLINGWOOD VIC 3066	\$555,000	26-Jun-24
409/107 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$562,000	12-Oct-24
24/22 STANLEY STREET COLLINGWOOD VIC 3066	\$560,000	20-Oct-24

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: 09 December 2024

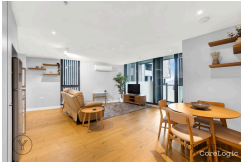


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**303E/9 ROBERT STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$555,000** Sold Date **26-Jun-24**

Distance **0km**

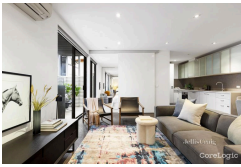


**409/107 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$562,000** Sold Date **12-Oct-24**

Distance **0.24km**



**24/22 STANLEY STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$560,000** Sold Date **20-Oct-24**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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