

# 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 4/297 Wellington Street, Collingwood Vic 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$602,500 Property Type Townhouse Suburb Collingwood

Period - From 23/01/2024 to 22/01/2025 Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

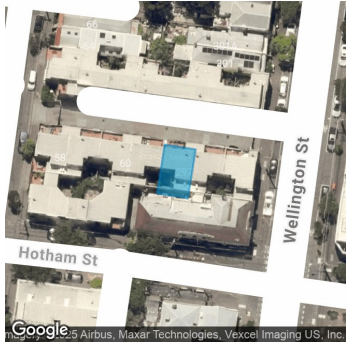
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/30 Mater St COLLINGWOOD 3066	\$1,260,000	14/09/2024
2	4/22 Rowe St FITZROY NORTH 3068	\$1,352,000	24/08/2024
3	18/1 Abbott St ABBOTSFORD 3067	\$1,220,000	27/07/2024

**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: 23/01/2025 12:05



**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median Townhouse Price**  
23/01/2024 - 22/01/2025: \$602,500

## Comparable Properties



**2/30 Mater St COLLINGWOOD 3066 (REI)**

Agent Comments



**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 14/09/2024  
**Property Type:** Townhouse (Res)



**4/22 Rowe St FITZROY NORTH 3068 (REI)**

Agent Comments



**Price:** \$1,352,000  
**Method:** Auction Sale  
**Date:** 24/08/2024  
**Property Type:** Townhouse (Res)



**18/1 Abbott St ABBOTSFORD 3067 (REI)**

Agent Comments



**Price:** \$1,220,000  
**Method:** Auction Sale  
**Date:** 27/07/2024  
**Property Type:** Townhouse (Res)

**Account - Peter Markovic** | P: (03) 9419 5555 | F: (03) 9419 8017



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