

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

15/99 OXFORD 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

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Nov 2022

to

31 Oct 2023

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

423/158 SMITH STREET COLLINGWOOD VIC 3066	\$580,000	03-Oct-23
12/77A LITTLE OXFORD STREET COLLINGWOOD VIC 3066	\$575,000	19-Nov-22
148/158 SMITH STREET COLLINGWOOD VIC 3066	\$600,000	13-Aug-22

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: 21 November 2023

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**423/158 SMITH STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$580,000** Sold Date **03-Oct-23**

Distance **0.09km**



**12/77A LITTLE OXFORD STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$575,000** Sold Date **19-Nov-22**

Distance **0.07km**



**148/158 SMITH STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$600,000** Sold Date **13-Aug-22**

Distance **0.09km**

RS = Recent sale **UN** = Undisclosed Sale

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