

## 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

304/60 ISLINGTON STREET COLLINGWOOD VIC 3066

### Indicative selling price

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

Single Price

or range  
between

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Collingwood

Period-from

01 Mar 2022

to

28 Feb 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 511/251 JOHNSTON STREET ABBOTSFORD VIC 3067  | \$680,000 | 01-Apr-22 |
| 607/60 ISLINGTON STREET COLLINGWOOD VIC 3066 | \$650,000 | 28-Jan-22 |
| 206/132 SMITH STREET COLLINGWOOD VIC 3066    | \$700,000 | 01-Dec-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: 29 March 2023



**511/251 JOHNSTON STREET  
ABBOTSFORD VIC 3067**

2 2 1

Sold Price **\$680,000** Sold Date **01-Apr-22**

Distance **0.68km**



**607/60 ISLINGTON STREET  
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$650,000** Sold Date **28-Jan-22**

Distance **0km**



**206/132 SMITH STREET  
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$700,000** Sold Date **01-Dec-22**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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