

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

604/31 WELLINGTON 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

\$650,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,444

Property type

Other

Suburb

Collingwood

Period-from

01 Jun 2022

to

31 May 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

304/60 ISLINGTON STREET COLLINGWOOD VIC 3066	\$665,000	12-Apr-23
1/31-35 MATER STREET COLLINGWOOD VIC 3066	\$675,000	08-Mar-23
504/40 STANLEY STREET COLLINGWOOD VIC 3066	\$685,000	18-Feb-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: 21 June 2023

**304/60 ISLINGTON STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price

RS

\$665,000

Sold Date

12-Apr-23

Distance

0.57km**1/31-35 MATER STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price

\$675,000

Sold Date

08-Mar-23

Distance

1.37km**504/40 STANLEY STREET
COLLINGWOOD VIC 3066**

2 1 2

Sold Price

\$685,000

Sold Date

18-Feb-23

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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