

# 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 298 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)

Single price \$985,000

### Median sale price

Median price \$1,237,500

Property Type House

Suburb Collingwood

Period - From 04/03/2023

to 03/03/2024

Source REIV

### 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	54 Hotham St COLLINGWOOD 3066	\$1,087,500	18/11/2023
2	330 Wellington St COLLINGWOOD 3066	\$1,002,000	14/10/2023
3	382 Wellington St COLLINGWOOD 3066	\$980,000	19/12/2023

**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:

04/03/2024 11:49



**Property Type:** Office  
**Land Size:** 237 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$985,000  
**Median House Price**  
04/03/2023 - 03/03/2024: \$1,237,500

## Comparable Properties



**54 Hotham St COLLINGWOOD 3066 (REI)**

**Agent Comments**



**Price:** \$1,087,500  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 67 sqm approx



**330 Wellington St COLLINGWOOD 3066 (REI)**

**Agent Comments**



**Price:** \$1,002,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** House (Res)



**382 Wellington St COLLINGWOOD 3066 (REI)**

**Agent Comments**



**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 19/12/2023  
**Property Type:** House