# 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

44 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	\$1,125,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,125,000	Prope	erty type		Other	Suburb	Collingwood
Period-from	01 Aug 2019	to	31 Jul 2	020	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
1/3 Little Oxford Street Collingwood VIC 3066	\$1,515,000	27-Feb-20
2/3 Little Oxford Street Collingwood VIC 3066	\$1,400,000	14-Mar-20
7/79 Oxford Street Collingwood VIC 3066	\$1,220,000	22-Feb-20

#### 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: 05 August 2020

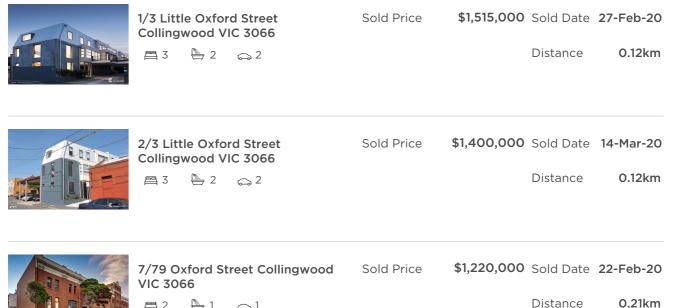


consumer.vic.gov.au



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

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