

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

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,125,000

Property type

Other

Suburb

Collingwood

Period-from

01 Aug 2019

to

31 Jul 2020

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

**1/3 Little Oxford Street
Collingwood VIC 3066** 3  2  2Sold Price **\$1,515,000** Sold Date **27-Feb-20**Distance **0.12km****2/3 Little Oxford Street
Collingwood VIC 3066** 3  2  2Sold Price **\$1,400,000** Sold Date **14-Mar-20**Distance **0.12km****7/79 Oxford Street Collingwood
VIC 3066** 2  1  1Sold Price **\$1,220,000** Sold Date **22-Feb-20**Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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