

131 Rupert Street, Collingwood Vic 3066



2 Bed 1 Bath - Car

Property Type: House (Previously Occupied - Detached)

Land Size: 142 sqm approx

Indicative Selling Price

\$900,000-\$949,000

Median House Price

June quarter 2022: \$1,302,000

Comparable Properties



25 Raphael Street, Abbotsford 3067 (REI)

2 Bed 2 Bath - Car

Price: \$950,000

Method: Sold Before Auction

Date: 05/07/2022

Property Type: House (Res)

Agent Comments: Smaller land size Renovated Inferior property



75 Gold Street, Collingwood 3066 (REI)

2 Bed 1 Bath 1 Car

Price: \$949,000

Method: Private Sale

Date: 30/05/2022

Property Type: House

Land Size: 191 sqm approx

Agent Comments: Larger land size House in poor condition Inferior property



41 Campbell Street, Collingwood 3066 (REI)

2 Bed 1 Bath - Car

Price: \$925,000

Method: Private Sale

Date: 20/06/2022

Property Type: House

Agent Comments: Inferior location Busy street Renovated Comparable property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

131 Rupert Street, Collingwood Vic 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$900,000

&

\$949,000

Median sale price

Median price

\$1,302,000

House

x

Suburb

Collingwood

Period - From

01/04/2022

to

30/06/2022

Source

REIV

Comparable property sales

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
25 Raphael Street, ABBOTSFORD 3067	\$950,000	05/07/2022
75 Gold Street, COLLINGWOOD 3066	\$949,000	30/05/2022
41 Campbell Street, COLLINGWOOD 3066	\$925,000	20/06/2022

This Statement of Information was prepared on:

30/08/2022