

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 709D/21 Robert 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 \$410,000 & \$440,000

Median sale price

Median price \$430,500 Property type 1-bed Unit Suburb Collingwood VIC 3066

Period - From 01 Aug 20 to 30 Aug 21 Source Prop Track

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
606D 21 Robert Street Collingwood	\$415,000	10 Jun 2021
702D 21 Robert Street Collingwood	\$440,000	01 June 2021
1202D 21 Robert Street Collingwood	\$380,000	22 Apr 2021

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: 27 Sept 2021