

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

G04/195 Wellington Street, Collingwood Vic 3066

Indicative selling price

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

Range between

\$600,000

&

\$640,000

Median sale price

Median price

\$703,000

Property Type

Unit

Suburb

Collingwood

Period - From

01/10/2023

to

31/12/2023

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	248/158 Smith St COLLINGWOOD 3066	\$660,000	15/01/2024
2	1303E/9 Robert St COLLINGWOOD 3066	\$630,000	01/02/2024
3	402/107 Cambridge St COLLINGWOOD 3066	\$625,000	24/02/2024

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:

08/03/2024 09:01



Property Type:
Agent Comments

Indicative Selling Price

\$600,000 - \$640,000

Median Unit Price

December quarter 2023: \$703,000

Comparable Properties



248/158 Smith St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$660,000
Method: Private Sale
Date: 15/01/2024
Property Type: Apartment



1303E/9 Robert St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$630,000
Method: Private Sale
Date: 01/02/2024
Property Type: Apartment



402/107 Cambridge St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$625,000
Method: Private Sale
Date: 24/02/2024
Property Type: Apartment

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