

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

1408D/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

\$685,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Sep 2022

to

31 Aug 2023

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

1001D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$700,000	28-Apr-23
216/132 SMITH STREET COLLINGWOOD VIC 3066	\$700,000	06-Sep-23
803D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$690,000	25-Aug-23

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: 18 September 2023

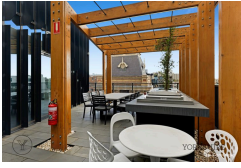


YORKSHIRE
PROPERTY
Patrick Coy

P 03 9998 8100

M 0402 075 501

E patrick@yorkshireproperty.com.au



1001D/21 ROBERT STREET
COLLINGWOOD VIC 3066

2 2 1

Sold Price **\$700,000** Sold Date **28-Apr-23**

Distance **0km**

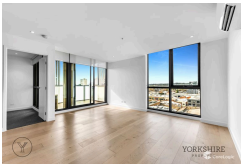


216/132 SMITH STREET
COLLINGWOOD VIC 3066

2 2 1

Sold Price ^{RS} **\$700,000** Sold Date **06-Sep-23**

Distance **0.34km**



803D/21 ROBERT STREET
COLLINGWOOD VIC 3066

2 2 1

Sold Price ^{RS} **\$690,000**^{UN} Sold Date **25-Aug-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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