

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

905D/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

\$640,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,085

Property type

Unit

Suburb

Collingwood

Period-from

01 Oct 2023

to

30 Sep 2024

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

607/75 WELLINGTON STREET COLLINGWOOD VIC 3066	\$650,000	29-Jun-24
143/158 SMITH STREET COLLINGWOOD VIC 3066	\$650,000	13-Aug-24
153/158 SMITH STREET COLLINGWOOD VIC 3066	\$650,000	28-May-24

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: 31 October 2024



YORKSHIRE
PROPERTY

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**607/75 WELLINGTON STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$650,000** Sold Date **29-Jun-24**

Distance **0.11km**



**143/158 SMITH STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price Sold Date **13-Aug-24**

Distance **0.34km**



**153/158 SMITH STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price Sold Date **28-May-24**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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