

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

16/76 Oxford Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Collingwood

Period - From 01/01/2023 to 31/03/2023 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	9A Valiant St ABBOTSFORD 3067	\$965,000	10/04/2023
2	304/9 Little Oxford St COLLINGWOOD 3066	\$930,000	10/05/2023
3	40 Grattan Pl CARLTON 3053	\$912,000	17/06/2023

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:

10/07/2023 13:22



2 2 1

Rooms: 4
Property Type: Apartment
Land Size: Strata sqm approx

Agent Comments

Manhattan meets Melbourne with the lofty ceilings, original craftsmanship and modern style of this spacious light-filled warehouse conversion creating an inspirational lifestyle mood. Brilliantly located near exciting Smith Street in the historic Foy & Gibson precinct, this stunning tri-level apartm

Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

March quarter 2023: \$610,000

Comparable Properties



9A Valiant St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 1

Price: \$965,000
Method: Sold Before Auction
Date: 10/04/2023
Property Type: Townhouse (Res)



304/9 Little Oxford St COLLINGWOOD 3066 (REI)

Agent Comments

2 2 1

Price: \$930,000
Method: Sold Before Auction
Date: 10/05/2023
Property Type: Apartment



40 Grattan Pl CARLTON 3053 (REI)

Agent Comments

2 1 1

Price: \$912,000
Method: Auction Sale
Date: 17/06/2023
Property Type: Apartment

Account - Jellis Craig