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 | cons | sumer.vic.go | ov.au/ | underquot | ting | | |
|-----------------|-------------------|------|--------------|--------|-----------|------|--------|-------------|
| Range betweer | \$900,000 | | & | | \$950,000 | C | | |
| Median sale p | rice | | | | | | | |
| Median price | \$610,000 | Pro | operty Type | Unit | | | Suburb | Collingwood |
| Period - From | 01/01/2023 | to | 31/03/2023 | | So | urce | 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.

| Ado | dress 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 PI 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





Simon Shrimpton





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

Comparable Properties



9A Valiant St ABBOTSFORD 3067 (REI)



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



304/9 Little Oxford St COLLINGWOOD 3066 (REI)

Agent Comments



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



40 Grattan PI CARLTON 3053 (REI) **n** 1 2

Agent Comments

Price: \$912.000 Method: Auction Sale Date: 17/06/2023 Property Type: Apartment

Account - Jellis Craig



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

03 8415 6100 0411 889 577 simonshrimpton@jelliscraig.com.au **Indicative Selling Price**

> \$900,000 - \$950,000 **Median Unit Price** March quarter 2023: \$610,000