Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

208d/21 Robert Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$400,000	&	\$440,000
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Median sale price

Median price	\$615,000	Pro	perty Type	Unit		Suburb	Collingwood
Period - From	12/12/2023	to	11/12/2024		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	106/11 Hoddle St COLLINGWOOD 3066	\$440,000	14/11/2024
2	19/18-22 Stanley St COLLINGWOOD 3066	\$430,000	22/10/2024
3	607E/9 Robert St COLLINGWOOD 3066	\$420,000	18/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/12/2024 12:32





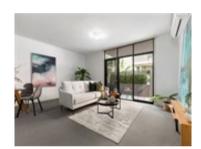
Domenic Zanellini 0404878879 domenicz@dinglepartners.com.au





Property Type: Strata Unit/Flat **Agent Comments**

Comparable Properties



106/11 Hoddle St COLLINGWOOD 3066 (REI)





Price: \$440,000 Method: Private Sale Date: 14/11/2024

Property Type: Apartment

Agent Comments



19/18-22 Stanley St COLLINGWOOD 3066 (REI)





Agent Comments

Price: \$430,000 Method: Private Sale Date: 22/10/2024

Property Type: Apartment



607E/9 Robert St COLLINGWOOD 3066 (REI)

Price: \$420,000 Method: Private Sale Date: 18/06/2024





Agent Comments

Property Type: House

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



