

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

204/11 Wellington Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$1,280,000 & \$1,350,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Collingwood

Period - From 01/04/2023 to 31/03/2024 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	5/8 Carlton St CARLTON 3053	\$1,353,000	15/02/2024
2	117/88 Cambridge St COLLINGWOOD 3066	\$1,300,000	01/03/2024
3			

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: 29/04/2024 16:37



Property Type:
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,350,000
Median Unit Price
Year ending March 2024: \$660,000

Comparable Properties



5/8 Carlton St CARLTON 3053 (REI)

Agent Comments



Price: \$1,353,000
Method: Auction Sale
Date: 15/02/2024
Property Type: Unit



117/88 Cambridge St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 01/03/2024
Property Type: Apartment

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.

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017