

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

1602D/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

\$440,000

&

\$450,000

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

107/31 NAPOLEON STREET COLLINGWOOD VIC 3066	\$440,000	15-Apr-24
222/3 HODDLE STREET COLLINGWOOD VIC 3066	\$445,000	12-Jul-24
118/470 SMITH STREET COLLINGWOOD VIC 3066	\$450,000	25-Jul-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: 14 October 2024



YORKSHIRE
PROPERTY

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**107/31 NAPOLEON STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$440,000** Sold Date **15-Apr-24**

Distance **0.48km**



**222/3 HODDLE STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$445,000** Sold Date **12-Jul-24**

Distance **0.48km**



**118/470 SMITH STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$450,000** Sold Date **25-Jul-24**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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