

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

1210D/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

\$655,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,500

Property type

Unit

Suburb

Collingwood

Period-from

01 Feb 2023

to

31 Jan 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

105D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$660,000	15-Sep-23
1408D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$685,000	29-Jan-24
705D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$675,000	06-Sep-23

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: 16 February 2024



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**105D/21 ROBERT STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$660,000** Sold Date **15-Sep-23**

Distance **0km**



**1408D/21 ROBERT STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price ^{RS} **\$685,000** ^{UN} Sold Date **29-Jan-24**

Distance **0km**



**705D/21 ROBERT STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$675,000** Sold Date **06-Sep-23**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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