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

207/11 Wellington Street, Collingwood Vic 3066

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$770,000		&		\$810,000			
Median sale p	rice							
Median price	\$689,000	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/04/2024	to	30/06/2024		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.

Add	dress of comparable property	Price	Date of sale
1	302/150 Kerr St FITZROY 3065	\$800,000	04/09/2024
2	6/103 Rose St FITZROY 3065	\$800,000	30/08/2024
3	4/140 Queens Pde FITZROY NORTH 3068	\$778,000	25/07/2024

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:

05/09/2024 07:34



petermarkovic





Property Type: Agent Comments Indicative Selling Price \$770,000 - \$810,000 Median Unit Price June quarter 2024: \$689,000

Comparable Properties



302/150 Kerr St FITZROY 3065 (REI)

6/103 Rose St FITZROY 3065 (REI)

1

2

à 1



Price: \$800,000

Method: Sold Before Auction Date: 04/09/2024 Property Type: Apartment

2

Agent Comments

Agent Comments



Price: \$800,000 Method: Private Sale Date: 30/08/2024 Property Type: Apartment



4/140 Queens Pde FITZROY NORTH 3068 (REI) Agent Comments



Price: \$778,000 Method: Private Sale Date: 25/07/2024 Property Type: Apartment

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





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