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	501/77A Little Oxford Street, Collingwood Vic 3066
Including suburb and	-
postcode	

Indicative selling price

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

Range between \$580,000	&	\$600,000
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Median sale price

Median price	\$650,000	Pro	perty Type U	nit		Suburb	Collingwood
Period - From	01/04/2022	to	31/03/2023	So	ource	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

Address of comparable property		Price	Date of sale
1	3/144 Nicholson St FITZROY 3065	\$620,000	04/02/2023
2	1101/16 Liverpool St MELBOURNE 3000	\$600,000	13/06/2023
3	209/88 Cambridge St COLLINGWOOD 3066	\$575,000	17/04/2023

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:	19/06/2023 23:26









Property Type: Apartment **Land Size:** 0 sqm approx Agent Comments

Indicative Selling Price \$580,000 - \$600,000 Median Unit Price Year ending March 2023: \$650,000

Comparable Properties



3/144 Nicholson St FITZROY 3065 (REI/VG)

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Price: \$620,000 Method: Auction Sale Date: 04/02/2023 Property Type: Unit **Agent Comments**



1101/16 Liverpool St MELBOURNE 3000 (REI)

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Price: \$600,000 Method: Private Sale Date: 13/06/2023

Property Type: Apartment

Agent Comments



209/88 Cambridge St COLLINGWOOD 3066

(REI/VG)

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Price: \$575,000 Method: Private Sale Date: 17/04/2023

Property Type: Apartment

Agent Comments

Account - O'Brien Real Estate Vermont | P: 03 9087 1087



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