

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

501/77A Little Oxford Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$580,000 & \$600,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Collingwood

Period - From 01/04/2022 to 31/03/2023 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	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 comparable properties 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



 1  1  1

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)

Agent Comments

 1  1  -

Price: \$620,000

Method: Auction Sale

Date: 04/02/2023

Property Type: Unit



1101/16 Liverpool St MELBOURNE 3000 (REI)

Agent Comments

 1  1  1

Price: \$600,000

Method: Private Sale

Date: 13/06/2023

Property Type: Apartment



209/88 Cambridge St COLLINGWOOD 3066 (REI/VG)

Agent Comments

 1  1  1

Price: \$575,000

Method: Private Sale

Date: 17/04/2023

Property Type: Apartment