

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 53 Mater Street, Collingwood VIC 3066

Indicative selling price

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

Range between \$990,000 & \$1,040,000

Median sale price

Median price \$1,250,000 Property type House Suburb Collingwood

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales

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
6 James Stret, Fitzroy	\$1,030,000	17/12/2022
30 Hilton Street, Clifton Hill	\$990,000	09/09/2022
120 Keele Street, Collingwood	\$1,000,000	04/08/2022

This Statement of Information was prepared on: 30 January 2023