Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$880,000 & \$920,000	Range between	\$880,000	&	\$920,000
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Median sale price

Median price \$652,	500 Pro	perty Type	Unit		Suburb	Collingwood
Period - From 04/01	/2020 to	03/01/2021		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

Aut	areas or comparable property	1 1100	Date of Sale
1	3/92 Wellington St COLLINGWOOD 3066	\$990,000	13/11/2020
2	601/9 Little Oxford St COLLINGWOOD 3066	\$961,500	16/10/2020
3	10/76 Oxford St COLLINGWOOD 3066	\$918,000	25/11/2020

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:	04/01/2021 09:10



Date of sale



Property Type: Townhouse (Res)

Agent Comments

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> **Indicative Selling Price** \$880,000 - \$920,000 **Median Unit Price** 04/01/2020 - 03/01/2021: \$652,500

Comparable Properties



3/92 Wellington St COLLINGWOOD 3066 (REI) Agent Comments

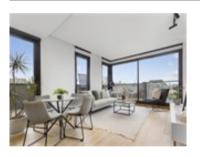
6 1

Method: Sold Before Auction

Date: 13/11/2020

Price: \$990.000

Property Type: Apartment



601/9 Little Oxford St COLLINGWOOD 3066

(REI/VG)

Price: \$961,500

Method: Sold Before Auction

Date: 16/10/2020

Property Type: Apartment Land Size: 558 sqm approx

10/76 Oxford St COLLINGWOOD 3066 (REI)

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Price: \$918,000

Method: Sold Before Auction

Date: 25/11/2020

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



