

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

1302E/9 ROBERT STREET COLLINGWOOD VIC 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,500

Property type

Unit

Suburb

Collingwood

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

1303E/9 ROBERT STREET COLLINGWOOD VIC 3066	\$630,000	01-Feb-24
903E/9 ROBERT STREET COLLINGWOOD VIC 3066	\$600,000	04-Oct-23

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 6 months.

This Statement of Information was prepared on: 21 February 2024



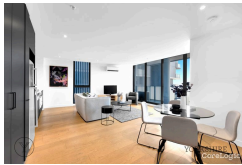
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PROPERTY

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**1303E/9 ROBERT STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price ^{RS} **\$630,000** ^{UN} Sold Date **01-Feb-24**

Distance **0.04km**



**903E/9 ROBERT STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$600,000** Sold Date **04-Oct-23**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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