

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

807E/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

\$400,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,085

Property type

Unit

Suburb

Collingwood

Period-from

01 Oct 2023

to

30 Sep 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

| | | |
|--|-----------|-----------|
| 111/191 POWLETT STREET EAST MELBOURNE VIC 3002 | \$415,000 | 15-Jul-24 |
| 312/31 NAPOLEON STREET COLLINGWOOD VIC 3066 | \$415,000 | 18-Jul-24 |
| 206/70 STANLEY STREET COLLINGWOOD VIC 3066 | \$415,000 | 24-Apr-24 |

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 October 2024

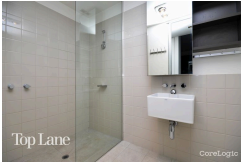


YORKSHIRE
PROPERTY
Patrick Coy

P 03 9998 8100

M 0402 075 501

E patrick@yorkshireproperty.com.au



**111/191 POWLETT STREET EAST
MELBOURNE VIC 3002**

1 1 1

Sold Price

\$415,000

Sold Date

15-Jul-24

Distance

0.45km



**312/31 NAPOLEON STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price

Sold Date

18-Jul-24

Distance

0.48km



**206/70 STANLEY STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price

Sold Date

24-Apr-24

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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