

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

207/9 Little Oxford Street, Collingwood Vic 3066

Indicative selling price

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

Single price

\$769,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Collingwood

Period - From

01/07/2020

to

30/09/2020

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	8/108 Cambridge St COLLINGWOOD 3066	\$815,000	10/11/2020
2	411/68 Cambridge St COLLINGWOOD 3066	\$770,000	03/08/2020
3	707/68 Cambridge St COLLINGWOOD 3066	\$770,000	02/07/2020

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:

11/12/2020 14:17

207/9 Little Oxford Street, Collingwood Vic 3066

Domenic Zanellini

03 9347 1170

0404 878 879

domenic.zanellini@belleproperty.com

Indicative Selling Price

\$769,000

Median Unit Price

September quarter 2020: \$640,000



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Property Type: Apartment

Agent Comments

Comparable Properties



8/108 Cambridge St COLLINGWOOD 3066 (REI)

Agent Comments

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Price: \$815,000

Method: Private Sale

Date: 10/11/2020

Rooms: 3

Property Type: Apartment

411/68 Cambridge St COLLINGWOOD 3066 (VG)

Agent Comments

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Price: \$770,000

Method: Sale

Date: 03/08/2020

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Land Size: 2006 sqm approx

707/68 Cambridge St COLLINGWOOD 3066 (VG)

Agent Comments

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Price: \$770,000

Method: Sale

Date: 02/07/2020

Property Type: Flat/Unit/Apartment (Res)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.