

## 201/9 Little Oxford Street, Collingwood Vic 3066



**2 Bed 2 Bath 1 Car**  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$750,000  
**Median House Price**  
 22/04/2023-21/02/2024: \$640,000

## Comparable Properties



### 315/31 Wellington Street, Collingwood 3066 (REI/VG)

**2 Bed 2 Bath 1 Car**  
**Price:** \$785,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** Apartment  
**Agent Comments:** Comparable size and location Inferior view High owners Corp Comparable property



### 602/8 Keele Street, Collingwood 3066 (REI/VG)

**2 Bed 2 Bath 1 Car**  
**Price:** \$775,000  
**Method:** Sold Before Auction  
**Date:** 08/12/2023  
**Property Type:** Apartment  
**Agent Comments:** Comparable size and location Comparable property



### 303/107 Cambridge Street, Collingwood 3066 (REI/VG)

**2 Bed 2 Bath 1 Car**  
**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 27/11/2023  
**Property Type:** Apartment  
**Agent Comments:** Comparable size and location Smaller complex Comparable property

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

201/9 Little Oxford Street, Collingwood Vic 3066

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$750,000

#### Median sale price

Median price

\$640,000

Unit

x

Suburb

Collingwood

Period - From

22/02/2023

to

21/02/2024

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
315/31 Wellington Street, COLLINGWOOD 3066	\$785,000	11/11/2023
602/8 Keele Street, COLLINGWOOD 3066	\$775,000	08/12/2023
303/107 Cambridge Street, COLLINGWOOD 3066	\$760,000	27/11/2023

This Statement of Information was prepared on:

09/04/2024