

## 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

803D/21 ROBERT STREET COLLINGWOOD VIC 3066

### Indicative selling price

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

Single Price

or range  
between

\$660,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Jul 2022

to

30 Jun 2023

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

405E/9 ROBERT STREET COLLINGWOOD VIC 3066	\$690,000	01-Jul-23
1001D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$700,000	28-Apr-23
409/158 SMITH STREET COLLINGWOOD VIC 3066	\$692,250	19-Jun-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: 27 July 2023



YORKSHIRE  
PROPERTY

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**405E/9 ROBERT STREET  
COLLINGWOOD VIC 3066**

2 2 1

Sold Price

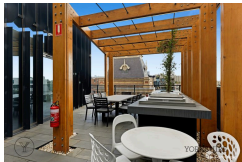
<sup>RS</sup> **\$690,000**

Sold Date

**01-Jul-23**

Distance

**0km**



**1001D/21 ROBERT STREET  
COLLINGWOOD VIC 3066**

2 2 1

Sold Price

**\$700,000**

Sold Date

**28-Apr-23**

Distance

**0km**



**409/158 SMITH STREET  
COLLINGWOOD VIC 3066**

2 2 1

Sold Price

<sup>RS</sup> **\$692,250** <sup>UN</sup>

Sold Date

**19-Jun-23**

Distance

**0.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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