

Michael Fava 98292937 0419167934

Statement of Information

mfava@melbournerealestate.com.au

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	203/6 Mater Street, Collingwood Vic 3066
Indicative selling price	:e
For the meaning of this r	price see consumer.vic.gov.au/underguoting

\$630,000

Median sale price

Range between \$600,000

Median price	\$602.500	Hou	100	Unit	_		Suburb	Collingwood	_
Median price	φ002,300	нос		Offic	^		Suburb	Collingwood	
Period - From	01/07/2018	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	306/132 Smith St COLLINGWOOD 3066	\$675,000	12/09/2018
2	606/6 Mater St COLLINGWOOD 3066	\$651,000	14/05/2018
3	501/6 Mater St COLLINGWOOD 3066	\$600,000	01/10/2018

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.

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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Indicative Selling Price \$600,000 - \$630,000 **Median Unit Price**

September quarter 2018: \$602,500

Rooms:

Property Type: Apartment

Agent Comments

Located in a coveted pocket of Collingwood, the art inspired 'YOU AND I' building is a mixed use development just 2.3Km from the CBD and walking distance to trams, cafes, shops, pubs, bars and restaurants, with the Fitzroy Aquatic Centre and Edinburgh Gardens close by.

Comparable Properties



306/132 Smith St COLLINGWOOD 3066 (REI)

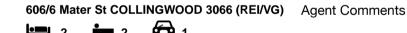
Price: \$675,000

Method: Sold Before Auction

Date: 12/09/2018 Rooms: 3

Property Type: Apartment

Agent Comments



Price: \$651,000 Method: Private Sale Date: 14/05/2018

Rooms: -

Property Type: Apartment



501/6 Mater St COLLINGWOOD 3066 (REI)

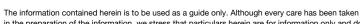
Price: \$600.000 Method: Private Sale

Date: 01/10/2018 Rooms: 3

Property Type: Apartment

Agent Comments

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