

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

203/6 Mater Street, Collingwood Vic 3066

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$630,000

Median sale price

Median price \$602,500

House

Unit

X

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.

	Address 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.



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.

Indicative Selling Price

\$600,000 - \$630,000

Median Unit Price

September quarter 2018: \$602,500

Comparable Properties



306/132 Smith St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$675,000
Method: Sold Before Auction
Date: 12/09/2018
Rooms: 3
Property Type: Apartment



606/6 Mater St COLLINGWOOD 3066 (REI/VG) Agent Comments



Price: \$651,000
Method: Private Sale
Date: 14/05/2018
Rooms: -
Property Type: Apartment



501/6 Mater St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$600,000
Method: Private Sale
Date: 01/10/2018
Rooms: 3
Property Type: Apartment