

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

610/103-107 OXFORD STREET COLLINGWOOD VIC 3066

Indicative selling price

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

Single Price

or range
between

\$790,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Dec 2023

to

30 Nov 2024

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

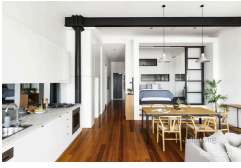
607/103-107 OXFORD STREET COLLINGWOOD VIC 3066	\$817,500	03-Oct-24
16/109 OXFORD STREET COLLINGWOOD VIC 3066	\$810,000	13-Aug-24
1/170 OXFORD STREET COLLINGWOOD VIC 3066	\$1,070,000	17-Aug-24

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: 01 December 2024

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**607/103-107 OXFORD STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$817,500** Sold Date **03-Oct-24**

Distance **0km**



**16/109 OXFORD STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$810,000** Sold Date **13-Aug-24**

Distance **0.05km**



**1/170 OXFORD STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price ^{RS} **\$1,070,000** ^{UN} Sold Date **17-Aug-24**

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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