

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

801D/21 ROBERT 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

\$635,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,250

Property type

Unit

Suburb

Collingwood

Period-from

01 May 2022

to

30 Apr 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

203/132 SMITH STREET COLLINGWOOD VIC 3066	\$650,000	28-Feb-23
343/158 SMITH STREET COLLINGWOOD VIC 3066	\$640,000	16-Dec-22
304/60 ISLINGTON STREET COLLINGWOOD VIC 3066	\$665,000	12-Apr-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: 04 May 2023



YORKSHIRE
PROPERTY

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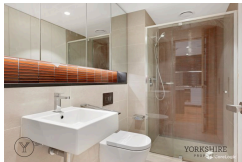


**203/132 SMITH STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price ^{RS} **\$650,000** ^{UN} Sold Date **28-Feb-23**

Distance **0.34km**



**343/158 SMITH STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$640,000** Sold Date **16-Dec-22**

Distance **0.34km**



**304/60 ISLINGTON STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price ^{RS} **\$665,000** Sold Date **12-Apr-23**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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