

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

8/170 Oxford Street, Collingwood Vic 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,350,000

Median sale price

Median price

\$1,338,000

Property Type

House

Suburb

Collingwood

Period - From

01/07/2023

to

30/09/2023

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	2/2a Mollison St ABBOTSFORD 3067	\$1,455,000	21/10/2023
2	2/170 Oxford St COLLINGWOOD 3066	\$1,395,000	16/11/2023
3	29/78 Oxford St COLLINGWOOD 3066	\$1,357,000	12/10/2023

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.~~

This Statement of Information was prepared on:

20/11/2023 14:05

8/170 Oxford Street, Collingwood Vic 3066



Michael Amarant

03 8415 6100

0411 144 569

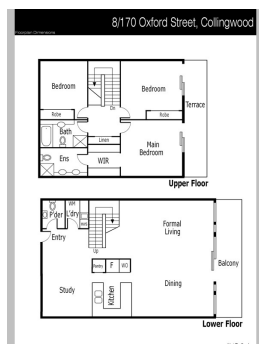
michaelamarant@jellisrcraig.com.au

Indicative Selling Price

\$1,350,000

Median House Price

September quarter 2023: \$1,338,000



3 2 1

Rooms: 7

Property Type: Apartment

Agent Comments

Off Market.

Comparable Properties



2/2a Mollison St ABBOTSFORD 3067 (REI)

Agent Comments

2 2 1

Price: \$1,455,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Unit



2/170 Oxford St COLLINGWOOD 3066 (REI)

Agent Comments

3 2 1

Price: \$1,395,000

Method: Auction Sale

Date: 16/11/2023

Property Type: Unit



29/78 Oxford St COLLINGWOOD 3066 (REI)

Agent Comments

2 2 1

Price: \$1,357,000

Method: Sold Before Auction

Date: 12/10/2023

Property Type: Unit

Account - Jellis Craig



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