

## 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

16/69 Little Oxford Street Collingwood VIC 3066

### Indicative selling price

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

Single Price

\$680,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Jan 2021

to

31 Dec 2021

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

107/132 Smith Street Collingwood VIC 3066	\$670,000	19-Nov-21
305/132 Smith Street Collingwood VIC 3066	\$690,000	08-Apr-21

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: 18 January 2022

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**107/132 Smith Street Collingwood  
VIC 3066**

Sold Price

**\$670,000**

Sold Date

**19-Nov-21** 2 1 1

Distance

-

**305/132 Smith Street Collingwood  
VIC 3066**

Sold Price

**\$690,000**

Sold Date

**08-Apr-21** 2 2 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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