

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

426/69 Little Oxford Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$650,000

&

\$690,000

Median sale price

Median price \$615,000

House

Unit

X

Suburb

Collingwood

Period - From 01/01/2019

to

31/03/2019

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	302/44 Bedford St COLLINGWOOD 3066	\$690,000	10/12/2018
2	30/140 Queens Pde FITZROY NORTH 3068	\$670,000	13/04/2019
3	303/424 Gore St FITZROY 3065	\$650,000	30/03/2019

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.



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



302/44 Bedford St COLLINGWOOD 3066
(REI/VG)

Agent Comments

2 1 1

Price: \$690,000

Method: Private Sale

Date: 10/12/2018

Rooms: 3

Property Type: Apartment



30/140 Queens Pde FITZROY NORTH 3068
(REI)

Agent Comments

2 1 1

Price: \$670,000

Method: Auction Sale

Date: 13/04/2019

Rooms: -

Property Type: Apartment



303/424 Gore St FITZROY 3065 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000

Method: Auction Sale

Date: 30/03/2019

Rooms: -

Property Type: Apartment