

## 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

302/6 MATER 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

or range  
between

\$590,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,093,750

Property type

House

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

113/6 MATER STREET COLLINGWOOD VIC 3066	\$592,500	08-Oct-24
704/2 HOTHAM STREET COLLINGWOOD VIC 3066	\$605,000	22-Jun-24
206/118 VERE STREET ABBOTSFORD VIC 3067	\$615,000	22-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: 04 December 2024



**YORKSHIRE**  
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**113/6 MATER STREET  
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$592,500** Sold Date **08-Oct-24**

Distance **0km**



**704/2 HOTHAM STREET  
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$605,000** Sold Date **22-Jun-24**

Distance **0.09km**



**206/118 VERE STREET  
ABBOTSFORD VIC 3067**

2 1 1

Sold Price **\$615,000** Sold Date **22-Aug-24**

Distance **1.07km**

RS = Recent sale      UN = Undisclosed Sale

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