

# 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

601/9 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)

Range between \$890,000 & \$930,000

### Median sale price

Median price \$620,000 Property Type Unit Suburb Collingwood

Period - From 01/10/2019 to 30/09/2020 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	501A/2 Mansard La COLLINGWOOD 3066	\$975,000	23/09/2020
2	406/69 Victoria St FITZROY 3065	\$954,500	04/07/2020
3	203/61 Rose St FITZROY 3065	\$950,000	27/07/2020

**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:

01/10/2020 18:14

601/9 Little Oxford Street, Collingwood Vic 3066

Scott McElroy  
03 9347 1170  
0411 889 972  
scott.mcelroy@belleproperty.com

**Indicative Selling Price**

\$890,000 - \$930,000

**Median Unit Price**

01/10/2019 - 30/09/2020: \$620,000



3 -

**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



**501A/2 Mansard La COLLINGWOOD 3066 (REI)** Agent Comments

2 1 1

**Price:** \$975,000

**Method:** Private Sale

**Date:** 23/09/2020

**Property Type:** Apartment



**406/69 Victoria St FITZROY 3065 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$954,500

**Method:** Auction Sale

**Date:** 04/07/2020

**Property Type:** Apartment



**203/61 Rose St FITZROY 3065 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$950,000

**Method:** Private Sale

**Date:** 27/07/2020

**Property Type:** Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.