

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

1402D/21 ROBERT STREET COLLINGWOOD VIC 3066

Indicative selling price

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

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Nov 2023

to

31 Oct 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

212E/9 ROBERT STREET COLLINGWOOD VIC 3066	\$435,000	11-Jun-24
607E/9 ROBERT STREET COLLINGWOOD VIC 3066	\$420,000	31-May-24
22/176 SMITH STREET COLLINGWOOD VIC 3066	\$425,000	13-Jul-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: 29 November 2024



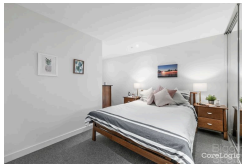
YORKSHIRE
PROPERTY

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**212E/9 ROBERT STREET
COLLINGWOOD VIC 3066**

Sold Price **\$435,000** Sold Date **11-Jun-24**

1 1 1

Distance **0km**

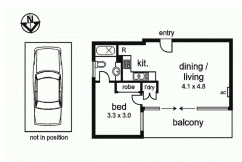


**607E/9 ROBERT STREET
COLLINGWOOD VIC 3066**

Sold Price **\$420,000** Sold Date **31-May-24**

1 1 1

Distance **0km**



**22/176 SMITH STREET
COLLINGWOOD VIC 3066**

Sold Price **\$425,000** Sold Date **13-Jul-24**

1 1 1

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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