

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

1107D/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

\$570,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Feb 2022

to

31 Jan 2023

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

308/50 STANLEY STREET COLLINGWOOD VIC 3066	\$600,000	13-Oct-22
303/70 STANLEY STREET COLLINGWOOD VIC 3066	\$570,000	21-Feb-23
804/8 GARFIELD STREET RICHMOND VIC 3121	\$575,000	29-Sep-22

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: 27 February 2023



YORKSHIRE
PROPERTY

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**308/50 STANLEY STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$600,000** Sold Date **13-Oct-22**

Distance **0.48km**

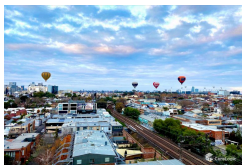


**303/70 STANLEY STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price ^{RS} **\$570,000** Sold Date **21-Feb-23**

Distance **0.48km**



**804/8 GARFIELD STREET
RICHMOND VIC 3121**

2 1 1

Sold Price **\$575,000** Sold Date **29-Sep-22**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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