

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

909D/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

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,302,000

Property type

House

Suburb

Collingwood

Period-from

01 May 2022

to

30 Apr 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

907E/9 ROBERT STREET COLLINGWOOD VIC 3066	\$410,000	28-Apr-23
156/158 SMITH STREET COLLINGWOOD VIC 3066	\$425,000	20-Mar-23
310/3 HODDLE STREET COLLINGWOOD VIC 3066	\$430,000	26-Mar-23

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: 10 May 2023



YORKSHIRE
PROPERTY

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**907E/9 ROBERT STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price ^{RS} **\$410,000** ^{UN} Sold Date **28-Apr-23**

Distance **0km**



**156/158 SMITH STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$425,000** Sold Date **20-Mar-23**

Distance **0.34km**



**310/3 HODDLE STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$430,000** Sold Date **26-Mar-23**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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