

# 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

g04/195 Wellington Street, Collingwood Vic 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$630,000

### Median sale price

Median price \$660,000 Property Type Unit Suburb Collingwood

Period - From 01/04/2023 to 31/03/2024 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	306/75 Wellington St COLLINGWOOD 3066	\$650,000	30/03/2024
2	1303E/9 Robert St COLLINGWOOD 3066	\$630,000	01/02/2024
3	402/107 Cambridge St COLLINGWOOD 3066	\$625,000	24/02/2024

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:

10/05/2024 09:29



Property Type:  
Agent Comments

Indicative Selling Price  
\$600,000 - \$630,000  
Median Unit Price  
Year ending March 2024: \$660,000

## Comparable Properties



306/75 Wellington St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$650,000  
Method: Private Sale  
Date: 30/03/2024  
Property Type: Apartment



1303E/9 Robert St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$630,000  
Method: Private Sale  
Date: 01/02/2024  
Property Type: Apartment



402/107 Cambridge St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$625,000  
Method: Private Sale  
Date: 24/02/2024  
Property Type: Apartment

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