

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

7 Robert Street, Collingwood Vic 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$790,000

&

\$830,000

Median sale price

Median price \$1,150,000

Property Type House

Suburb Collingwood

Period - From 01/01/2020

to 31/12/2020

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	2/28 Garfield St RICHMOND 3121	\$825,000	06/12/2020
2	8/2-6 New St RICHMOND 3121	\$825,000	05/12/2020
3	8 Buckingham St RICHMOND 3121	\$800,000	10/12/2020

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:

01/03/2021 14:22



Property Type:
Agent Comments

Indicative Selling Price
\$790,000 - \$830,000
Median House Price
Year ending December 2020: \$1,150,000

Comparable Properties



2/28 Garfield St RICHMOND 3121 (REI)

Agent Comments



Price: \$825,000
Method: Sold After Auction
Date: 06/12/2020
Property Type: Townhouse (Res)



8/2-6 New St RICHMOND 3121 (REI)

Agent Comments



Price: \$825,000
Method: Auction Sale
Date: 05/12/2020
Property Type: Townhouse (Res)



8 Buckingham St RICHMOND 3121 (REI)

Agent Comments



Price: \$800,000
Method: Auction Sale
Date: 10/12/2020
Property Type: Townhouse (Res)