

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 65 Sydney Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,338,000 Property Type House Suburb Collingwood

Period - From 01/07/2023 to 30/09/2023 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	313 Young St FITZROY 3065	\$1,105,000	04/11/2023
2	6 Abbotsford St ABBOTSFORD 3067	\$1,100,000	28/10/2023
3	330 Wellington St COLLINGWOOD 3066	\$1,002,000	14/10/2023

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: 15/11/2023 11:02



Rooms: 3
Property Type: House (Res)
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 September quarter 2023: \$1,338,000

Comparable Properties



313 Young St FITZROY 3065 (REI)

Agent Comments



Price: \$1,105,000
Method: Private Sale
Date: 04/11/2023
Property Type: House



6 Abbotsford St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)



330 Wellington St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$1,002,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)

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