

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

4/115-117 GOLD 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

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Dec 2022

to

30 Nov 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

5/8 BENNETT STREET FITZROY NORTH VIC 3068	\$397,500	19-Sep-23
1/170-172 EASEY STREET COLLINGWOOD VIC 3066	\$415,000	07-Oct-23
108/6 MATER STREET COLLINGWOOD VIC 3066	\$400,000	16-Aug-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: 04 December 2023



5/8 BENNETT STREET FITZROY NORTH VIC 3068

1 1 1

Sold Price

RS

\$397,500

Sold Date

19-Sep-23

Distance

1.29km



1/170-172 EASEY STREET COLLINGWOOD VIC 3066

1 1 1

Sold Price

RS

\$415,000

Sold Date

07-Oct-23

Distance

0.42km



108/6 MATER STREET COLLINGWOOD VIC 3066

1 1 1

Sold Price

\$400,000

Sold Date

16-Aug-23

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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