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	304E/9 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	$386,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	Unit	Suburb	Collingwood
Period-from	01 Apr 2021	to	31 Mar 2022	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
104/20 PEEL STREET COLLINGWOOD VIC 3066	$425,000	21-Feb-22
114/31 NAPOLEON STREET COLLINGWOOD VIC 3066	$384,500	08-Nov-21
132 SMITH STREET COLLINGWOOD VIC 3066	$430,000	05-Jan-22

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: 06 April 2022

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104/20 PEEL STREET COLLINGWOOD VIC 3066

1 1 -

Sold Price **$425,000** Sold Date **21-Feb-22**

Distance **0.22km**

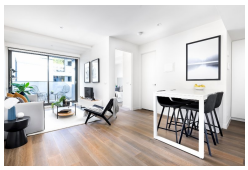


114/31 NAPOLEON STREET COLLINGWOOD VIC 3066

1 1 -

Sold Price **$384,500** Sold Date **08-Nov-21**

Distance **0.48km**



132 SMITH STREET COLLINGWOOD VIC 3066

1 1 1

Sold Price RS **$430,000** Sold Date **05-Jan-22**

Distance **0.34km**

RS = Recent sale **UN** = Undisclosed Sale

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