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	108/6 Mater Street, Collingwood Vic 3066

Indicative selling price

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

Range between $385,000 & $420,000

Median sale price

Median price $650,000 Property Type Unit Suburb Collingwood

Period - From 01/04/2022 to 31/03/2023 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.

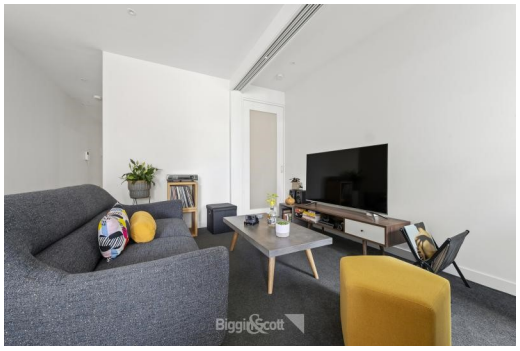
	Address of comparable property	Price	Date of sale
1	4/31 Napoleon St COLLINGWOOD 3066	$440,000	20/05/2023
2	610/668 Swanston St CARLTON 3053	$395,000	20/04/2023
3	205D/21 Robert St COLLINGWOOD 3066	$395,000	24/05/2023

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: 10/07/2023 10:34

108/6 Mater Street, Collingwood Vic 3066



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$385,000 - $420,000
Median Unit Price
Year ending March 2023: $650,000

Comparable Properties



4/31 Napoleon St COLLINGWOOD 3066 (REI/VG)

1 1 1

Price: $440,000
Method: Private Sale
Date: 20/05/2023
Property Type: Unit

Agent Comments



610/668 Swanston St CARLTON 3053 (REI/VG)

1 1 1

Price: $395,000
Method: Private Sale
Date: 20/04/2023
Property Type: Apartment

Agent Comments



205D/21 Robert St COLLINGWOOD 3066 (REI)

1 1 1

Price: $395,000
Method: Private Sale
Date: 24/05/2023
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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