Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	407D/21 ROBERT STREET, COLLINGWOOD, VIC 3066

Indicative selling price

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

Range between	$540,000	&	$570,000

Median sale price

Median price	$655,500	Unit	X	Suburb	COLLINGWOOD
Period - From	01 July 2020	to	30 June 2021	Source	Price Finder

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
208/1 DYER ST, RICHMOND, VIC 3121	$558,000	02/07/2021
1/81 LORD ST, RICHMOND, VIC 3121	$540,000	19/06/2021
37/8 HULL ST, RICHMOND, VIC 3121	$557,500	16/06/2021

This Statement of Information was prepared on:

09/08/2021