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<br>Including suburb and postcode | 15 Robert Street, Collingwood Vic 3066 |

## Indicative selling price

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

Single price $799,000

## Median sale price

Median price $612,500 Property Type Unit Suburb Collingwood

Period - From 01/07/2024 to 30/09/2024 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 | 76 Little Charles St ABBOTSFORD 3067 | $820,000 | 07/11/2024 |
| 2 | 19/16 Goodwood St RICHMOND 3121 | $825,000 | 30/08/2024 |
| 3 | 17 Robert St COLLINGWOOD 3066 | $820,000 | 04/06/2024 |

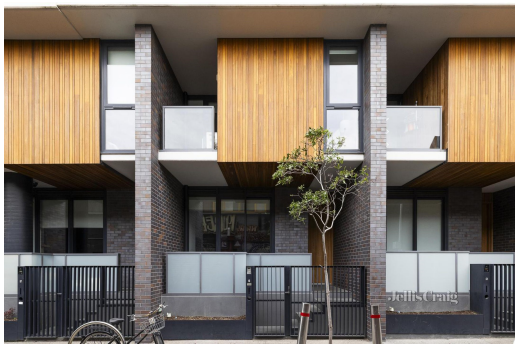
**OR**

~~**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: 14/11/2024 09:39

15 Robert Street, Collingwood Vic 3066

Michael Amarant
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2 2 1

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$799,000
**Median Unit Price**
September quarter 2024: $612,500

# Comparable Properties



**76 Little Charles St ABBOTSFORD 3067 (REI)**

2 2 1

**Price:** $820,000
**Method:** Sold Before Auction
**Date:** 07/11/2024
**Property Type:** Townhouse (Res)

Agent Comments



**19/16 Goodwood St RICHMOND 3121 (REI)**

2 1 1

**Price:** $825,000
**Method:** Private Sale
**Date:** 30/08/2024
**Property Type:** Townhouse (Res)

Agent Comments



**17 Robert St COLLINGWOOD 3066 (REI/VG)**

2 2 1

**Price:** $820,000
**Method:** Private Sale
**Date:** 04/06/2024
**Property Type:** Townhouse (Single)

Agent Comments

**Account** - Jellis Craig | P: 03 8415 6100

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