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	162 Keele Street, Collingwood Vic 3066

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $1,210,000 Property Type House Suburb Collingwood

Period - From 09/09/2023 to 08/09/2024 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	37 Smith St RICHMOND 3121	$855,000	15/05/2024
2	317 Young St FITZROY 3065	$910,000	05/05/2024
3			

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: 09/09/2024 18:02

162 Keele Street, Collingwood Vic 3066

Nelson Alexander



2 -

Rooms: 3
Property Type: House
Land Size: 132.757 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
09/09/2023 - 08/09/2024: $1,210,000

Comparable Properties



37 Smith St RICHMOND 3121 (REI/VG)

2 1 -

Price: $855,000
Method: Private Sale
Date: 15/05/2024
Property Type: House
Land Size: 106 sqm approx

Agent Comments



317 Young St FITZROY 3065 (REI/VG)

2 1 -

Price: $910,000
Method: Private Sale
Date: 05/05/2024
Property Type: House
Land Size: 78 sqm approx

Agent Comments

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.

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE | propertydata.com.au

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