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	201/22 Peel Street, Collingwood Vic 3066

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $689,000 Property Type Unit Suburb Collingwood

Period - From 01/04/2024 to 30/06/2024 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	145/158 Smith St COLLINGWOOD 3066	$772,000	05/09/2024
2	605/8 Keele St COLLINGWOOD 3066	$740,000	31/07/2024
3	201/9 Little Oxford St COLLINGWOOD 3066	$755,000	14/04/2024

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: 25/09/2024 16:24

201/22 Peel Street, Collingwood Vic 3066

Simon Shrimpton
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2 2 1

Rooms: 3
Property Type: Apartment
Land Size: Strata sqm approx

Indicative Selling Price
$690,000 - $750,000
Median Unit Price
June quarter 2024: $689,000

Agent Comments

Sustainable and chic, this Oxford & Peel corner 2 bedroom, 2 bathroom apartment is state-of-the-art stunning. 7-star energy rated from the ethical Small Giants and Jackson Clements Burrows, the design is sublime and the living amazing topped by a communal BBQ terrace.

Comparable Properties



145/158 Smith St COLLINGWOOD 3066 (REI)

2 2 1

Price: $772,000
Method: Private Sale
Date: 05/09/2024
Property Type: Apartment

Agent Comments



605/8 Keele St COLLINGWOOD 3066 (REI)

2 1 1

Price: $740,000
Method: Private Sale
Date: 31/07/2024
Property Type: Unit

Agent Comments



201/9 Little Oxford St COLLINGWOOD 3066 (REI)

2 2 1

Price: $755,000
Method: Private Sale
Date: 14/04/2024
Property Type: Apartment

Agent Comments

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