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	409/22 Peel Street, Collingwood Vic 3066

Indicative selling price

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

Single price $525,000

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	107/185 Rose St FITZROY 3065	$530,000	11/09/2024
2	34/39 Rathdowne St CARLTON 3053	$527,250	03/09/2024
3	216/107 Cambridge St COLLINGWOOD 3066	$495,000	29/08/2024

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: 23/10/2024 08:59

409/22 Peel Street, Collingwood Vic 3066

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$525,000
Median Unit Price
September quarter 2024: $612,500

Comparable Properties



107/185 Rose St FITZROY 3065 (REI)

1 1 1

Price: $530,000
Method: Private Sale
Date: 11/09/2024
Property Type: Unit

Agent Comments



34/39 Rathdowne St CARLTON 3053 (REI/VG)

1 1 1

Price: $527,250
Method: Private Sale
Date: 03/09/2024
Property Type: Unit

Agent Comments



216/107 Cambridge St COLLINGWOOD 3066 (REI/VG)

1 1 1

Price: $495,000
Method: Private Sale
Date: 29/08/2024
Property Type: Unit

Agent Comments

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