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	12/79 Oxford Street, Collingwood Vic 3066

Indicative selling price

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

Range between $2,700,000 & $2,900,000

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	82/51 Spring St MELBOURNE 3000	$2,625,000	08/05/2024
2			
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: 01/10/2024 14:28

12/79 Oxford Street, Collingwood Vic 3066

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2 2 2

Rooms: 5
Property Type: Apartment
Land Size: Strata sqm approx

Indicative Selling Price
$2,700,000 - $2,900,000
Median Unit Price
June quarter 2024: $689,000

Agent Comments

Beneath the soaring heights of an Oregon-trussed cathedral ceiling, this vast warehouse conversion is a stunning architectural reimagining in the iconic Foy & Gibson precinct. Unrivalled New York loft-style versatility defined by light-laden volumes of character-rich space unfold across this exceptional city-edge corner residence where the heritage fabric of solid triple brickwork and towering timber ceilings is interspersed with layers of deft contemporary design.

Comparable Properties



82/51 Spring St MELBOURNE 3000 (REI)

3 2 1

Price: $2,625,000
Method: Private Sale
Date: 08/05/2024
Property Type: Apartment
Land Size: 190 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.

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