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: 707/25 Johnston Street, Collingwood Vic 3066

Indicative selling price

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

Range between: $1,300,000 & $1,430,000

Median sale price

Median price: $625,000 Property Type: Unit Suburb: Collingwood

Period - From: 13/11/2023 to: 12/11/2024 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	2707/27 Little Collins St MELBOURNE 3000	$1,320,000	11/09/2024
2	411/25 Johnston St COLLINGWOOD 3066	$1,365,000	07/09/2024
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: 13/11/2024 16:16

707/25 Johnston Street, Collingwood Vic 3066



2 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,300,000 - $1,430,000
Median Unit Price
13/11/2023 - 12/11/2024: $625,000

Comparable Properties



2707/27 Little Collins St MELBOURNE 3000 (REI/VG)

2 2 1

Price: $1,320,000
Method: Private Sale
Date: 11/09/2024
Property Type: Apartment
Land Size: 95 sqm approx

Agent Comments



411/25 Johnston St COLLINGWOOD 3066 (REI/VG)

2 2 2

Price: $1,365,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Apartment

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 - Marshall White | P: 03 9822 9999

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