

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

1107e/9 Robert Street, Collingwood Vic 3066

Indicative selling price

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

Range between

\$400,000

&

\$440,000

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	19/18-22 Stanley St COLLINGWOOD 3066	\$430,000	22/10/2024
2	607E/9 Robert St COLLINGWOOD 3066	\$420,000	18/06/2024
3	212E/9 Robert St COLLINGWOOD 3066	\$435,000	07/06/2024

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:

13/11/2024 17:41



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
September quarter 2024: \$612,500

Comparable Properties



19/18-22 Stanley St COLLINGWOOD 3066 (REI)

Agent Comments

1 1 1

Price: \$430,000
Method: Private Sale
Date: 22/10/2024
Property Type: Apartment



607E/9 Robert St COLLINGWOOD 3066 (REI)

Agent Comments

1 1 1

Price: \$420,000
Method: Private Sale
Date: 18/06/2024
Property Type: House



212E/9 Robert St COLLINGWOOD 3066 (REI/VG)

Agent Comments

1 1 1

Price: \$435,000
Method: Private Sale
Date: 07/06/2024
Property Type: Unit