## 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

1/122 Sackville Street, Collingwood Vic 3066

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$550,000		&		\$600,000			
Median sale p	rice							
Median price	\$703,000	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5/141 Hoddle St RICHMOND 3121	\$599,000	22/11/2023
2	8/100-108 Easey St COLLINGWOOD 3066	\$555,000	10/11/2023
3	2/6-8 Charlotte St COLLINGWOOD 3066	\$550,000	17/02/2024

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:

25/03/2024 15:33









Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$550,000 - \$600,000 Median Unit Price December quarter 2023: \$703,000

# **Comparable Properties**



5/141 Hoddle St RICHMOND 3121 (REI/VG)



Price: \$599,000 Method: Private Sale Date: 22/11/2023 Property Type: Apartment



8/100-108 Easey St COLLINGWOOD 3066 (REI) Agent Comments

Agent Comments



Price: \$555,000 Method: Private Sale Date: 10/11/2023 Property Type: Apartment



2/6-8 Charlotte St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$550,000 Method: Auction Sale Date: 17/02/2024 Property Type: Unit

#### Account - BigginScott | P: 03 9426 4000



propertydata

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