

# 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

102 Sackville Street, Collingwood Vic 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,250,000

&

\$1,300,000

### Median sale price

Median price

\$1,044,750

Property Type

House

Suburb

Collingwood

Period - From

01/10/2023

to

31/12/2023

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	282 Drummond St CARLTON 3053	\$1,285,000	23/03/2024
2	83 Hotham St COLLINGWOOD 3066	\$1,230,000	03/02/2024
3	46 Freeman St FITZROY NORTH 3068	\$1,220,000	23/03/2024

**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:

09/04/2024 22:38



3   1   ROW

**Rooms:** 5

**Property Type:** House

**Land Size:** Approximately 188 sq  
mtres sqm approx

Agent Comments

## Comparable Properties



**282 Drummond St CARLTON 3053 (REI)**

Agent Comments

3   1   -

**Price:** \$1,285,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)



**83 Hotham St COLLINGWOOD 3066 (REI)**

Agent Comments

3   1   -

**Price:** \$1,230,000

**Method:** Private Sale

**Date:** 03/02/2024

**Property Type:** House



**46 Freeman St FITZROY NORTH 3068 (REI)**

Agent Comments

3   1   -

**Price:** \$1,220,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)