

# 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 Forest 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 \$990,000 & \$1,070,000

### Median sale price

Median price \$1,240,500 Property Type House Suburb Collingwood

Period - From 01/04/2023 to 31/03/2024 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	89 Ogrady St CLIFTON HILL 3068	\$1,102,000	04/05/2024
2	14 Rutland St CLIFTON HILL 3068	\$1,033,000	22/04/2024
3	298 Wellington St COLLINGWOOD 3066	\$980,000	08/04/2024

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:

28/05/2024 16:34



**Rooms:** 3

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 152 (6.1 x 25.2) sqm approx

**Agent Comments**

Fully freestanding and boasting a wider than average width of 6.1 metres this renovated terrace offers a fabulous internal floorplan and a great mix of indoor and outdoor living.

**Indicative Selling Price**

\$990,000 - \$1,070,000

**Median House Price**

Year ending March 2024: \$1,240,500

## Comparable Properties



**89 Ogrady St CLIFTON HILL 3068 (REI)**

**Agent Comments**



**Price:** \$1,102,000

**Method:** Auction Sale

**Date:** 04/05/2024

**Property Type:** House (Res)



**14 Rutland St CLIFTON HILL 3068 (REI)**

**Agent Comments**



**Price:** \$1,033,000

**Method:** Private Sale

**Date:** 22/04/2024

**Property Type:** House



**298 Wellington St COLLINGWOOD 3066 (REI/VG)**

**Agent Comments**



**Price:** \$980,000

**Method:** Private Sale

**Date:** 08/04/2024

**Property Type:** House

**Land Size:** 86 sqm approx