

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

1508D/21 ROBERT STREET COLLINGWOOD VIC 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$675,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

702/75 WELLINGTON STREET COLLINGWOOD VIC 3066	\$705,000	07-May-24
3/5-7 NAPOLEON STREET COLLINGWOOD VIC 3066	\$705,000	12-Dec-23
103/35 VICTORIA PARADE COLLINGWOOD VIC 3066	\$680,000	22-Mar-24

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 6 months.

This Statement of Information was prepared on: 11 June 2024



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**702/75 WELLINGTON STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price

^{RS}

\$705,000

Sold Date **07-May-24**

Distance

0.11km



**3/5-7 NAPOLEON STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price

\$705,000

Sold Date **12-Dec-23**

Distance

0.54km



**103/35 VICTORIA PARADE
COLLINGWOOD VIC 3066**

2 1 1

Sold Price

\$680,000

Sold Date **22-Mar-24**

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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