

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

1608D/21 Robert Street, Collingwood Vic 3066
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Indicative selling price

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

Range between

\$740,000

 &

\$760,000

Median sale price

Median price

\$703,000

 Property Type

Unit

 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	20/109 Oxford St COLLINGWOOD 3066	\$795,000	22/12/2023
2	602/8 Keele St COLLINGWOOD 3066	\$775,000	08/12/2023
3	401/160 Argyle St FITZROY 3065	\$760,000	13/12/2023

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:

23/01/2024 16:41

1608D/21 Robert Street, Collingwood Vic 3066



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$740,000 - \$760,000
Median Unit Price
December quarter 2023: \$703,000

Comparable Properties



20/109 Oxford St COLLINGWOOD 3066 (REI) **Agent Comments**



Price: \$795,000
Method: Private Sale
Date: 22/12/2023
Property Type: Apartment



602/8 Keele St COLLINGWOOD 3066 (REI) **Agent Comments**



Price: \$775,000
Method: Sold Before Auction
Date: 08/12/2023
Property Type: Apartment



401/160 Argyle St FITZROY 3065 (REI) **Agent Comments**



Price: \$760,000
Method: Sold Before Auction
Date: 13/12/2023
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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