

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

161 Keele Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$1,250,000 & \$1,300,000

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	7 Garfield St FITZROY 3065	\$1,350,000	27/03/2024
2	10 Woodside St FITZROY NORTH 3068	\$1,220,000	23/03/2024
3	4 Jamieson St FITZROY NORTH 3068	\$1,200,000	22/03/2024

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:

01/05/2024 10:39



Property Type: House

Land Size: 128 sqm approx

Agent Comments

Comparable Properties



7 Garfield St FITZROY 3065 (REI)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 27/03/2024

Property Type: House



10 Woodside St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$1,220,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)



4 Jamieson St FITZROY NORTH 3068 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 22/03/2024

Property Type: House (Res)

Land Size: 107 sqm approx