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

166 Keele Street, Collingwood Vic 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$690,000		&		\$750,000				
Median sale price									
Median price	\$1,240,500	Pro	roperty Type Hou		ouse		Suburb	Collingwood	
Period - From	01/04/2023	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	97 Gipps St COLLINGWOOD 3066	\$735,000	11/05/2024
2	180 Easey St COLLINGWOOD 3066	\$680,000	29/02/2024
3			

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 16:22



166 Keele Street, Collingwood Vic 3066







Rooms: 4 Property Type: House (Previously Occupied - Detached) Land Size: 129 sqm approx

Agent Comments

Victorian era home in neat but dilapidated condition. Will only suit renovators due to scope of works still required. Neat with potential to enhance for the right buyer.

Comparable Properties

	97 Gipps St COLLINGWOOD 3066 (REI) 2 1 2 - Price: \$735,000 Method: Auction Sale Date: 11/05/2024 Property Type: House (Res)	Agent Comments Note 102 square metres
tis Inter Ate	180 Easey St COLLINGWOOD 3066 (REI) 1 1	Agent Comments Land - 128 square metres approximately

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.

Account - Jellis Craig | P: 03 8415 6100

propertydata



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Indicative Selling Price \$690,000 - \$750,000 Median House Price Year ending March 2024: \$1,240,500