

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000

### 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	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



2    
 1    
 ROW - rear lane.

**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    
 -

**Agent Comments**

Note 102 square metres

**Price:** \$735,000

**Method:** Auction Sale

**Date:** 11/05/2024

**Property Type:** House (Res)



**180 Easey St COLLINGWOOD 3066 (REI)**

2    
 1    
 -

**Agent Comments**

Land - 128 square metres approximately

**Price:** \$680,000

**Method:** Private Sale

**Date:** 29/02/2024

**Property Type:** House

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.