

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

172 Keele Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$950,000 & \$995,000

Median sale price

Median price \$1,282,500 Property Type House Suburb Collingwood

Period - From 01/04/2023 to 30/06/2023 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 | 112 Easey St COLLINGWOOD 3066 | \$1,010,000 | 13/09/2023 |
| 2 | 178 Keele St COLLINGWOOD 3066 | \$990,000 | 13/06/2023 |
| 3 | 29 Cooke St ABBOTSFORD 3067 | \$955,000 | 23/09/2023 |

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:

12/10/2023 16:01



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Rooms: 3
Property Type: House (Res)
Land Size: 117 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$995,000
Median House Price
 June quarter 2023: \$1,282,500

Comparable Properties



112 Easey St COLLINGWOOD 3066 (REI)

Agent Comments

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Price: \$1,010,000
Method: Sold Before Auction
Date: 13/09/2023
Property Type: House (Res)



178 Keele St COLLINGWOOD 3066 (REI/VG)

Agent Comments

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  1

Price: \$990,000
Method: Sold Before Auction
Date: 13/06/2023
Property Type: House (Res)
Land Size: 121 sqm approx



29 Cooke St ABBOTSFORD 3067 (REI)

Agent Comments

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Price: \$955,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)

Account - BigginScott | P: 03 9426 4000