Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/170 Oxford Street, Collingwood Vic 3066

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$672,500	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/07/2023	to	30/09/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	503/22 Peel St COLLINGWOOD 3066	\$1,210,000	09/10/2023
2	369/299 Spring St MELBOURNE 3000	\$1,200,000	30/09/2023
3	6/5 Spring St FITZROY 3065	\$1,150,000	01/06/2023

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:

23/10/2023 16:36









Rooms: 4 Property Type: Strata Unit/Flat Land Size: Stata sqm approx Agent Comments Michael Amarant 03 8415 6100 0411 144 569 michaelamarant@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median Unit Price September quarter 2023: \$672,500

Comparable Properties



503/22 Peel St COLLINGWOOD 3066 (REI)

369/299 Spring St MELBOURNE 3000 (REI)



Price: \$1,210,000 Method: Sold Before Auction Date: 09/10/2023 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$1,200,000 Method: Expression of Interest Date: 30/09/2023 Property Type: Apartment

2

3

6/5 Spring St FITZROY 3065 (REI/VG)



Agent Comments

Price: \$1,150,000 Method: Sold Before Auction Date: 01/06/2023 Property Type: Unit

Account - Jellis Craig



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