

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

2/170 Oxford Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$672,500 Property Type Unit Suburb Collingwood

Period - From 01/07/2023 to 30/09/2023 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	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

Comparable Properties



503/22 Peel St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$1,210,000

Method: Sold Before Auction

Date: 09/10/2023

Property Type: Apartment



369/299 Spring St MELBOURNE 3000 (REI)

Agent Comments



Price: \$1,200,000

Method: Expression of Interest

Date: 30/09/2023

Property Type: Apartment



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