## 201/9 Little Oxford Street, Collingwood Vic 3066



2 Bed 2 Bath 1 Car Property Type: Flat/Unit/Apartment (Res) Indicative Selling Price \$780,000 - \$820,000 Median House Price December quarter 2023: \$703,000

# **Comparable Properties**



#### 108/8 Keele Street, Collingwood 3066 (REI)

2 Bed 2 Bath 1 Car Price: \$845,000 Method: Private Sale Date: 04/12/2023

**Property Type:** Apartment

**Agent Comments:** Comparable size and location Larger

complex Superior property

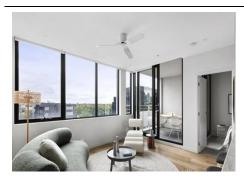


#### 315/31 Wellington Street, Collingwood 3066 (REI/VG)

2 Bed 2 Bath 1 Car Price: \$785,000 Method: Auction Sale Date: 11/11/2023

Property Type: Apartment

**Agent Comments:** Smaller property Inferior location and aspect/views Exceptionally large complex Inferior property



#### 602/8 Keele Street, Collingwood 3066 (REI/VG)

**2 Bed 2 Bath 1 Car Price:** \$775.000

Method: Sold Before Auction

**Date:** 08/12/2023

**Property Type:** Apartment

**Agent Comments:** Comparable location Smaller property

Larger complex Inferior property

## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sal
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Address	
	201/9 Little Oxford Street, Collingwood Vic 3066
locality and postcode	

## **Indicative selling price**

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

Range between	\$780,000	&	\$820,000

## Median sale price

Median price	\$703,000		Unit	х	Suburb	Colling	gwood	
Period - From	01/10/2023	to	31/12/2	:023	S	Source	REIV	

#### **Comparable property sales**

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
108/8 Keele Street, COLLINGWOOD 3066	\$845,000	04/12/2023
315/31 Wellington Street, COLLINGWOOD 3066	\$785,000	11/11/2023
602/8 Keele Street, COLLINGWOOD 3066	\$775,000	08/12/2023

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