

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 sale

Address
Including suburb or locality and postcode

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|--|
| 201/9 Little Oxford Street, Collingwood Vic 3066 |
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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 x Suburb Collingwood

Period - From 01/10/2023 to 31/12/2023 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 |

This Statement of Information was prepared on:

15/02/2024 15:45