

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 28/78 Oxford Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,240,500 Property Type House Suburb Collingwood

Period - From 01/04/2023 to 31/03/2024 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	2/34 Groom St CLIFTON HILL 3068	\$1,381,000	02/03/2024
2	3/108 Sackville St COLLINGWOOD 3066	\$1,290,000	19/02/2024
3	103/1 Powlett St EAST MELBOURNE 3002	\$1,250,000	13/04/2024

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: 26/06/2024 12:31

Indicative Selling Price

\$1,250,000 - \$1,300,000

Median House Price

Year ending March 2024: \$1,240,500



2 2.5 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/34 Groom St CLIFTON HILL 3068 (REI/VG)

Agent Comments

2 1 1

Price: \$1,381,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Townhouse (Res)



3/108 Sackville St COLLINGWOOD 3066 (REI/VG)

Agent Comments

2 1 -

Price: \$1,290,000

Method: Auction Sale

Date: 19/02/2024

Property Type: Apartment



103/1 Powlett St EAST MELBOURNE 3002 (REI/VG)

Agent Comments

2 2 2

Price: \$1,250,000

Method: Private Sale

Date: 13/04/2024

Property Type: Unit