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 29 Forest Street, Collingwood Vic 3066	suburb and	Including suburb and	
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Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,310,000	Pro	perty Type	House		Suburb	Collingwood
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	9 Alexander St COLLINGWOOD 3066	\$1,680,000	25/05/2025
2	135 Rupert St COLLINGWOOD 3066	\$1,565,000	22/03/2025
3	18 Napoleon St COLLINGWOOD 3066	\$1,406,500	23/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/06/2025 11:38





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> **Indicative Selling Price** \$1,400,000 - \$1,500,000 **Median House Price** March quarter 2025: \$1,310,000



Rooms: 5

Property Type: House (Res) Land Size: 194 appoximately sqm

Agent Comments

Substantially sized and offering generous living with 2 living zones, 3 bedrooms, 2 bathrooms, delightful outdoor living and filled with modern appointment and style throughout.

Comparable Properties



9 Alexander St COLLINGWOOD 3066 (REI)

Price: \$1,680,000 Method: Private Sale Date: 25/05/2025 Property Type: House



Agent Comments



135 Rupert St COLLINGWOOD 3066 (REI/VG)

Agent Comments

Price: \$1,565,000 Method: Auction Sale Date: 22/03/2025

Property Type: House (Res) Land Size: 139 sqm approx



18 Napoleon St COLLINGWOOD 3066 (REI/VG)

Agent Comments

Price: \$1,406,500

Method: Sold Before Auction

Date: 23/02/2025

Property Type: House (Res) Land Size: 208 sqm approx

Account - Jellis Craig | P: 03 8415 6100





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