

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 296 Wellington Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$625,000 Property Type Unit Suburb Collingwood

Period - From 01/01/2024 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	25 Raphael St ABBOTSFORD 3067	\$1,075,000	14/03/2024
2	306/166 Gertrude St FITZROY 3065	\$1,070,000	23/04/2024
3	6/1 Abbott St ABBOTSFORD 3067	\$1,060,000	13/02/2024

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: 04/07/2024 23:11



Property Type: Office
Land Size: 237 sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,080,000
Median Unit Price
March quarter 2024: \$625,000

Comparable Properties



25 Raphael St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$1,075,000
Method: Sold Before Auction
Date: 14/03/2024
Property Type: House (Res)
Land Size: 212 sqm approx



306/166 Gertrude St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$1,070,000
Method: Private Sale
Date: 23/04/2024
Property Type: Apartment



6/1 Abbott St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$1,060,000
Method: Sold Before Auction
Date: 13/02/2024
Property Type: Townhouse (Res)
Land Size: 97 sqm approx

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408