# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	296 Wellington Street, Collingwood Vic 3066
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$990,000	&	\$1,080,000
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#### Median sale price

Median price	\$625,000	Pro	perty Type Ur	it		Suburb	Collingwood
Period - From	01/01/2024	to	31/03/2024	Sc	urce	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	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 comparableproperties 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









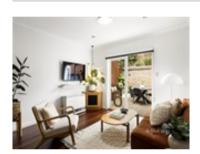




**Property Type:** Office Land Size: 237 sqm approx **Agent Comments** 

**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)

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Price: \$1,075,000

Method: Sold Before Auction

Date: 14/03/2024

Property Type: House (Res) Land Size: 212 sqm approx

**Agent Comments** 









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

Property Type: Apartment

Agent Comments



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





Price: \$1,060,000

Method: Sold Before Auction

Date: 13/02/2024

Property Type: Townhouse (Res) Land Size: 97 sqm approx

Agent Comments

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





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