Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| 298 Wellington 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 \$1,000,000 | & | \$1,050,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,235,000 | Pro | perty Type | House | | Suburb | Collingwood |
|---------------|-------------|-----|------------|-------|--------|--------|-------------|
| Period - From | 06/02/2023 | to | 05/02/2024 | | 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

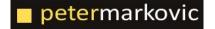
| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-------------|--------------|
| 1 | 54 Hotham St COLLINGWOOD 3066 | \$1,087,500 | 18/11/2023 |
| 2 | 330 Wellington St COLLINGWOOD 3066 | \$1,002,000 | 14/10/2023 |
| 3 | 382 Wellington St COLLINGWOOD 3066 | \$980,000 | 19/12/2023 |

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: | 06/02/2024 15:05 |
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Property Type: Office Land Size: 237 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,050,000 **Median House Price**

06/02/2023 - 05/02/2024: \$1,235,000

Comparable Properties



54 Hotham St COLLINGWOOD 3066 (REI)





Agent Comments

Agent Comments

Agent Comments

Price: \$1,087,500 Method: Auction Sale Date: 18/11/2023

Property Type: House (Res) Land Size: 67 sqm approx



330 Wellington St COLLINGWOOD 3066 (REI)





Price: \$1,002,000 Method: Auction Sale Date: 14/10/2023

Property Type: House (Res)



382 Wellington St COLLINGWOOD 3066 (REI)

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Price: \$980,000

Method: Private Sale Date: 19/12/2023 Property Type: House

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017



