

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 298 Wellington Street, Collingwood Vic 3066

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 Property 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	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 comparable properties 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



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



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)

Agent Comments



Price: \$1,002,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)



382 Wellington St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$980,000
Method: Private Sale
Date: 19/12/2023
Property Type: House

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