

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

3/109 Oxford Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$703,000 Property Type Unit Suburb Collingwood

Period - From 01/10/2023 to 31/12/2023 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	204/272 Young St FITZROY 3065	\$629,000	07/02/2024
2	106/239 Napier St FITZROY 3065	\$612,000	19/10/2023
3	20/78 Oxford St COLLINGWOOD 3066	\$590,000	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:

07/03/2024 12:24



Rooms: 2
Property Type: Apartment
Land Size: Strata sqm approx

Agent Comments

A sensational ground-floor opening in the brilliant 'Bohemia' complex, this spacious open-plan warehouse apartment with dual frontage to Oxford Street and Little Oxford Street featuring beautiful oak flooring throughout is stylishly fitted out for fabulous low-maintenance living.

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

December quarter 2023: \$703,000

Comparable Properties



204/272 Young St FITZROY 3065 (REI)

Agent Comments



Price: \$629,000
Method: Sold Before Auction
Date: 07/02/2024
Property Type: Apartment



106/239 Napier St FITZROY 3065 (REI)

Agent Comments



Price: \$612,000
Method: Sold Before Auction
Date: 19/10/2023
Property Type: Apartment



20/78 Oxford St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 13/02/2024
Property Type: Apartment