# 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

301/55 Islington Street, Collingwood Vic 3066

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$703,000	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/10/2023	to	31/12/2023		So	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	503/22 Peel St COLLINGWOOD 3066	\$1,210,000	09/10/2023
2	211/88 Cambridge St COLLINGWOOD 3066	\$1,160,000	31/10/2023
3			

OR

**B**<sup>\*</sup> 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:

31/01/2024 10:35





Langridge St Langridge St



**Property Type:** Apartment Agent Comments

Luke Dinakis 03 8415 6100 0421 832 006 lukedinakis@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median Unit Price December quarter 2023: \$703,000

Agent Comments

Agent Comments

# **Comparable Properties**



503/22 Peel St COLLINGWOOD 3066 (REI)



Price: \$1,210,000 Method: Sold Before Auction Date: 09/10/2023 Property Type: Apartment



211/88 Cambridge St COLLINGWOOD 3066 (REI)

Price: \$1,160,000 Method: Private Sale Date: 31/10/2023 Property Type: Apartment

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.

Account - Jellis Craig | P: 03 8415 6100

propertydata



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