

## 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

301A WELLINGTON STREET COLLINGWOOD VIC 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

House

Suburb

Collingwood

Period-from

16 March 2024

to

30 Apr 2024

Source

Corelogic

### 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 6 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

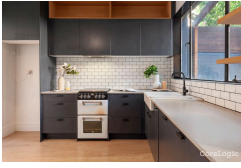
298 WELLINGTON STREET COLLINGWOOD VIC 3066	\$980,000	06-Apr-24
7 HUNTER STREET ABBOTSFORD VIC 3067	\$880,500	26-Mar-24
21 ST PHILLIPS STREET ABBOTSFORD VIC 3067	\$950,000	16-Mar-24

**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 6 months.~~

This Statement of Information was prepared on: 14 May 2024

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**298 WELLINGTON STREET  
COLLINGWOOD VIC 3066**

2 1 -

Sold Price **\$980,000** Sold Date **06-Apr-24**

Distance **0.4km**



**7 HUNTER STREET ABBOTSFORD  
VIC 3067**

2 1 1

Sold Price **\$880,500** Sold Date **26-Mar-24**

Distance **1.15km**



**21 ST PHILLIPS STREET  
ABBOTSFORD VIC 3067**

2 1 -

Sold Price <sup>RS</sup> **\$950,000** Sold Date **16-Mar-24**

Distance **1.16km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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