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

36/99 Oxford Street, Collingwood Vic 3066

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,475,000		&		\$1,575,000			
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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	304/109 Dight St COLLINGWOOD 3066	\$1,600,000	07/11/2023
2	401/28 Stanley St COLLINGWOOD 3066	\$1,590,000	21/12/2023
3	5/8 Carlton St CARLTON 3053	\$1,353,000	15/02/2024

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:

28/02/2024 14:57









Rooms: 5 **Property Type:** Warehouse/Apartment Land Size: Strata sqm approx Agent Comments Super rare and unique warehouse apartment offering. Last sold in 2000.

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> **Indicative Selling Price** \$1,475,000 - \$1,575,000 **Median Unit Price** December guarter 2023: \$703,000

No directly comparable sales available. Sales provided are recent from more modern (but larger) developments. Reference point sale from 2023 42.99 Oxford St Collingwood \$1,534,000 March 2023. Outside of the 6 month Statement of Information period.

Comparable Properties



304/109 Dight St COLLINGWOOD 3066 (REI/VG)



Price: \$1,600,000 Method: Sold Before Auction Date: 07/11/2023 Property Type: Unit

401/28 Stanley St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$1,590,000 Method: Private Sale Date: 21/12/2023 Property Type: Apartment

5/8 Carlton St CARLTON 3053 (REI)



Agent Comments

Agent Comments



Price: \$1,353,000 Method: Auction Sale Date: 15/02/2024 Property Type: Unit

Account - Jellis Craig | P: 03 8415 6100



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