

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,475,000 & \$1,575,000

### 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 | 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



3   2.5   4

**Rooms:** 5

**Property Type:**

Warehouse/Apartment

**Land Size:** Strata sqm approx

Agent Comments

Super rare and unique warehouse apartment offering. Last sold in 2000.

**Indicative Selling Price**

\$1,475,000 - \$1,575,000

**Median Unit Price**

December quarter 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)**

Agent Comments

3   3   2

**Price:** \$1,600,000

**Method:** Sold Before Auction

**Date:** 07/11/2023

**Property Type:** Unit



**401/28 Stanley St COLLINGWOOD 3066 (REI)**

Agent Comments

3   3   2

**Price:** \$1,590,000

**Method:** Private Sale

**Date:** 21/12/2023

**Property Type:** Apartment



**5/8 Carlton St CARLTON 3053 (REI)**

Agent Comments

3   2   2

**Price:** \$1,353,000

**Method:** Auction Sale

**Date:** 15/02/2024

**Property Type:** Unit