

# 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 3e/68 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$672,500 Property Type Unit Suburb Collingwood

Period - From 01/07/2023 to 30/09/2023 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	12/125 Oxford St COLLINGWOOD 3066	\$1,112,000	21/09/2023
2	10/93 Oxford St COLLINGWOOD 3066	\$1,105,000	23/09/2023
3			

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: 20/10/2023 12:14



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**12/125 Oxford St COLLINGWOOD 3066 (REI)**

Agent Comments



**Price:** \$1,112,000

**Method:** Sold Before Auction

**Date:** 21/09/2023

**Property Type:** Apartment



**10/93 Oxford St COLLINGWOOD 3066 (REI)**

Agent Comments



**Price:** \$1,105,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** Unit

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