

A bright yellow bicycle is parked on a paved surface against a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred street scene with trees and buildings.

RayWhite.

**Statement
of
information**

406/8 KEELE STREET, COLLINGWOOD, VIC 3066
PREPARED BY MATTHEW SCHROEDER, RAY WHITE BRUNSWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



406/8 KEELE STREET, COLLINGWOOD,

2 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$650,000 to \$700,000

Provided by: Matthew Schroeder, Ray White Brunswick

MEDIAN SALE PRICE

COLLINGWOOD, VIC, 3066

Suburb Median Sale Price (Unit)

\$683,750

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3/5-7 NAPOLEON ST, COLLINGWOOD, VIC

2 1 1

Sale Price

\$705,000

Sale Date: 12/12/2023

Distance from Property: 525m



1609/21 ROBERT ST, COLLINGWOOD, VIC

2 1 1

Sale Price

\$700,000

Sale Date: 10/12/2023

Distance from Property: 1km



6/1 ST DAVID ST, FITZROY, VIC 3065

2 1 1

Sale Price

***\$650,000**

Sale Date: 16/11/2023

Distance from Property: 710m



This report has been compiled on 16/04/2024 by Ray White Brunswick. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode


406/8 KEELE STREET, COLLINGWOOD, VIC 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$650,000 to \$700,000

Median sale price

Median price	\$683,750	Property type	Unit	Suburb	COLLINGWOOD
Period	01 April 2023 to 31 March 2024		Source		

Comparable property sales

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
3/5-7 NAPOLEON ST, COLLINGWOOD, VIC 3066	\$705,000	12/12/2023
1609/21 ROBERT ST, COLLINGWOOD, VIC 3066	\$700,000	10/12/2023
6/1 ST DAVID ST, FITZROY, VIC 3065	*\$650,000	16/11/2023

This Statement of Information was prepared on: 16/04/2024