

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

511D/21 ROBERT STREET COLLINGWOOD VIC 3066

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,500

Property type

Unit

Suburb

Collingwood

Period-from

01 Feb 2023

to

31 Jan 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

| | | |
|--|-----------|-----------|
| 903E/9 ROBERT STREET COLLINGWOOD VIC 3066 | \$600,000 | 04-Oct-23 |
| 1303E/9 ROBERT STREET COLLINGWOOD VIC 3066 | \$630,000 | 01-Feb-24 |
| 106/239 NAPIER STREET FITZROY VIC 3065 | \$612,000 | 19-Oct-23 |

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: 29 February 2024



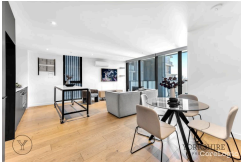
YORKSHIRE
PROPERTY

Patrick Coy

P 03 9998 8100

M 0402 075 501

E patrick@yorkshireproperty.com.au

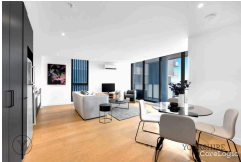


**903E/9 ROBERT STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$600,000** Sold Date **04-Oct-23**

Distance **0.04km**



**1303E/9 ROBERT STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price ^{RS} **\$630,000** ^{UN} Sold Date **01-Feb-24**

Distance **0.04km**



**106/239 NAPIER STREET FITZROY
VIC 3065**

2 1 1

Sold Price **\$612,000** Sold Date **19-Oct-23**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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