

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 607/103 Oxford Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$625,000 Property Type Unit Suburb Collingwood

Period - From 01/01/2024 to 31/03/2024 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	B1/27 Flinders La MELBOURNE 3000	\$880,000	20/05/2024
2	323/416 Gore St FITZROY 3065	\$870,000	13/04/2024
3	109/239 Napier St FITZROY 3065	\$860,000	23/02/2024

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: 05/07/2024 14:56



Rooms: 3
Property Type: Apartment
Land Size: Strata sqm approx

Agent Comments

Elevated at the rear on the sixth-floor of the converted 'Gibsonia' building, step inside and be instantly impressed by the perfectly proportioned spaces, outstanding design and range of extras that set this exceptional residence apart from the rest

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

March quarter 2024: \$625,000

Comparable Properties



B1/27 Flinders La MELBOURNE 3000 (REI)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 20/05/2024
Property Type: Apartment



323/416 Gore St FITZROY 3065 (REI)

Agent Comments



Price: \$870,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Unit



109/239 Napier St FITZROY 3065 (REI)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 23/02/2024
Property Type: Apartment