

## 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

607/75 WELLINGTON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Jun 2023

to

31 May 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

306/75 WELLINGTON STREET COLLINGWOOD VIC 3066	\$650,000	30-Mar-24
803B/3 BREWERY LANE COLLINGWOOD VIC 3066	\$680,000	09-Apr-24
248/158 SMITH STREET COLLINGWOOD VIC 3066	\$660,000	31-Dec-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: 17 June 2024



**YORKSHIRE**  
PROPERTY  
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**306/75 WELLINGTON STREET  
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$650,000** Sold Date **30-Mar-24**

Distance **0km**



**803B/3 BREWERY LANE  
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$680,000** Sold Date **09-Apr-24**

Distance **0.11km**



**248/158 SMITH STREET  
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$660,000** Sold Date **31-Dec-23**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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