

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

7/93 Oxford Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,240,500 Property Type House Suburb Collingwood

Period - From 01/04/2023 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 | 3/108 Sackville St COLLINGWOOD 3066 | \$1,290,000 | 19/02/2024 |
| 2 | 2/76 Oxford St COLLINGWOOD 3066 | \$1,250,000 | 06/12/2023 |
| 3 | 5/20 Bedford St COLLINGWOOD 3066 | \$1,225,000 | 21/03/2024 |

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:

06/06/2024 16:21



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Rooms: 3

Property Type: Unit

Agent Comments

Comparable Properties



**3/108 Sackville St COLLINGWOOD 3066
(REI/VG)**

Agent Comments

2 1 -

Price: \$1,290,000

Method: Auction Sale

Date: 19/02/2024

Property Type: Apartment



2/76 Oxford St COLLINGWOOD 3066 (REI/VG)

Agent Comments

2 2 1

Price: \$1,250,000

Method: Sold Before Auction

Date: 06/12/2023

Property Type: Unit



5/20 Bedford St COLLINGWOOD 3066 (REI)

Agent Comments

2 1 1

Price: \$1,225,000

Method: Auction Sale

Date: 21/03/2024

Property Type: Residential Warehouse (Res)