

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 804E/9 Robert Street, Collingwood Vic 3066**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$445,000

Median sale price

Median price \$527,500 House Unit X Suburb Collingwood

Period - From 01/01/2018 to 31/03/2018 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	4/46 Cambridge St COLLINGWOOD 3066	\$467,500	11/02/2018
2	G05/60 Stanley St COLLINGWOOD 3066	\$450,000	18/01/2018
3	G08/46 Stanley St COLLINGWOOD 3066	\$430,000	13/12/2017

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.



Rooms: 2
Property Type: Apartment
Land Size: Strata sqm approx

Agent Comments

So close to buzzing Smith and Brunswick Streets and the CBD itself, this contemporary one bedroom apartment, with study area, embodies the attributes of a successful city base. Open design and balcony with city views. Access to communal rooftop BBQ and gym. OSP included.

Indicative Selling Price

\$445,000

Median Unit Price

March quarter 2018: \$527,500

Comparable Properties



4/46 Cambridge St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$467,500
Method: Private Sale
Date: 11/02/2018
Rooms: -
Property Type: Apartment



G05/60 Stanley St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$450,000
Method: Private Sale
Date: 18/01/2018
Rooms: -
Property Type: Apartment



G08/46 Stanley St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$430,000
Method: Private Sale
Date: 13/12/2017
Rooms: -
Property Type: Apartment