

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 \$438,000

Median sale price

Median price \$577,000 House Unit X Suburb Collingwood

Period - From 01/04/2018 to 30/06/2018 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	307D/21 Robert St COLLINGWOOD 3066	\$435,000	25/07/2018
2	203/40 Stanley St COLLINGWOOD 3066	\$422,000	18/06/2018
3	211/3 Hoddle St COLLINGWOOD 3066	\$422,000	03/05/2018

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

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

\$438,000

Median Unit Price

June quarter 2018: \$577,000

Comparable Properties



307D/21 Robert St COLLINGWOOD 3066
(REI/VG)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 25/07/2018

Rooms: -

Property Type: Apartment



203/40 Stanley St COLLINGWOOD 3066
(REI/VG)

Agent Comments



Price: \$422,000

Method: Private Sale

Date: 18/06/2018

Rooms: -

Property Type: Townhouse (Single)

Land Size: 57 sqm approx



211/3 Hoddle St COLLINGWOOD 3066
(REI/VG)

Agent Comments



Price: \$422,000

Method: Private Sale

Date: 03/05/2018

Rooms: -

Property Type: Apartment