

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

704D/21 ROBERT STREET COLLINGWOOD VIC 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Oct 2023

to

30 Sep 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

206/75 WELLINGTON STREET COLLINGWOOD VIC 3066	\$470,000	29-Apr-24
116/88 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$520,000	22-Jun-24
403/41 PEEL STREET COLLINGWOOD VIC 3066	\$512,000	05-Jul-24

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: 03 October 2024



**206/75 WELLINGTON STREET
COLLINGWOOD VIC 3066**

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Sold Price **\$470,000** Sold Date **29-Apr-24**

Distance **0.11km**

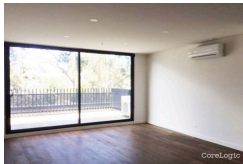


**116/88 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

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Sold Price **\$520,000** Sold Date **22-Jun-24**

Distance **0.12km**



**403/41 PEEL STREET
COLLINGWOOD VIC 3066**

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Sold Price ^{RS} **\$512,000** Sold Date **05-Jul-24**

Distance **0.12km**

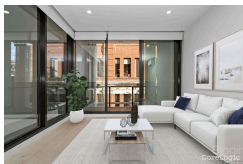


**202/107 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

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Sold Price **\$525,000** Sold Date **10-May-24**

Distance **0.24km**



**216/107 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

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Sold Price ^{RS} **\$495,000** Sold Date **30-Aug-24**

Distance **0.24km**



**221/107 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

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Sold Price **\$537,000** Sold Date **26-Jul-24**

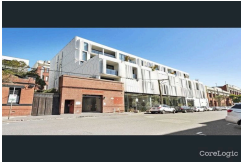
Distance **0.24km**

RS = Recent sale UN = Undisclosed Sale

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**207/107 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

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Sold Price **\$490,000** Sold Date **21-Jun-24**

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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