

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 304/9 Little Oxford Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$845,000 & \$875,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Collingwood

Period - From 01/01/2023 to 31/03/2023 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	19 Reillys Way CLIFTON HILL 3068	\$850,000	25/03/2023
2	15/205 Johnston St FITZROY 3065	\$850,000	28/01/2023
3	103/27 Groom St CLIFTON HILL 3068	\$850,000	01/04/2023

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: 26/04/2023 14:38



Property Type: House (Res)
Land Size: 559 sqm approx
 Agent Comments

Indicative Selling Price
 \$845,000 - \$875,000
Median Unit Price
 March quarter 2023: \$610,000

Comparable Properties



19 Reillys Way CLIFTON HILL 3068 (REI/VG)

Agent Comments



Price: \$850,000
Method: Sold Before Auction
Date: 25/03/2023
Property Type: Townhouse (Res)



15/205 Johnston St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 28/01/2023
Property Type: Apartment



103/27 Groom St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$850,000
Method: Auction Sale
Date: 01/04/2023
Property Type: Unit

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