## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	113/6 Mater Street, Collingwood Vic 3066
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$630,000	&	\$660,000
-------------------------	---	-----------

### Median sale price

Median price	\$650,000	Pro	perty Type Un	it		Suburb	Collingwood
Period - From	27/06/2023	to	26/06/2024	So	urce	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

Address of comparable property		Price	Date of sale
1	248/158 Smith St COLLINGWOOD 3066	\$660,000	15/01/2024
2	306/75 Wellington St COLLINGWOOD 3066	\$650,000	30/03/2024
3	153/158 Smith St COLLINGWOOD 3066	\$650,000	28/05/2024

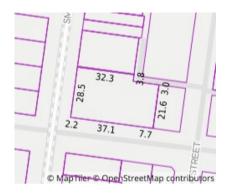
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/06/2024 15:39
--	------------------









**Indicative Selling Price** \$630,000 - \$660,000 **Median Unit Price** 27/06/2023 - 26/06/2024: \$650,000

# Comparable Properties



248/158 Smith St COLLINGWOOD 3066 (REI/VG)

**-**2

Price: \$660,000 Method: Private Sale Date: 15/01/2024

Property Type: Apartment

**Agent Comments** 



306/75 Wellington St COLLINGWOOD 3066

(REI/VG)



Price: \$650,000 Method: Private Sale Date: 30/03/2024

Property Type: Apartment

Agent Comments



153/158 Smith St COLLINGWOOD 3066 (REI)

Price: \$650.000 Method: Private Sale Date: 28/05/2024

Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



