

# 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

113/6 Mater Street, Collingwood Vic 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$630,000

&

\$660,000

### Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Collingwood

Period - From

27/06/2023

to

26/06/2024

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	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 comparable properties 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



2   2   1

**Property Type:** Apartment/Unit

Agent Comments

**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)**

Agent Comments

2   2   1

**Price:** \$660,000

**Method:** Private Sale

**Date:** 15/01/2024

**Property Type:** Apartment



**306/75 Wellington St COLLINGWOOD 3066 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 30/03/2024

**Property Type:** Apartment



**153/158 Smith St COLLINGWOOD 3066 (REI)**

Agent Comments

2   2   1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 28/05/2024

**Property Type:** Apartment