## 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

505/6 Mater Street, Collingwood Vic 3066

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$390,000	&	\$420,000	D				
Median sale price								
Median price	\$619,000	Property Type	Unit	Suburb	Collingwood			
Period - From	11/03/2024	to 10/03/2025	Sc	ource Propert	y Data			

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	1602D/21 Robert St COLLINGWOOD 3066	\$415,000	17/02/2025
2	5/10 Stanley St COLLINGWOOD 3066	\$420,000	24/01/2025
3	1107E/9 Robert St COLLINGWOOD 3066	\$407,500	28/11/2024

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:

11/03/2025 13:41







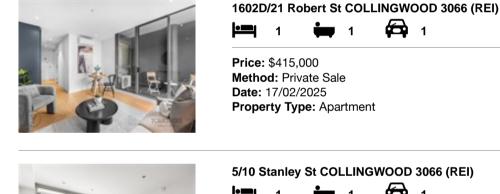


Property Type: Apartment/Unit Agent Comments

**Indicative Selling Price** \$390,000 - \$420,000 **Median Unit Price** 11/03/2024 - 10/03/2025: \$619,000

Agent Comments

# **Comparable Properties**



Price: \$415,000 Method: Private Sale Date: 17/02/2025 Property Type: Apartment 5/10 Stanley St COLLINGWOOD 3066 (REI) Agent Comments 1 1 1 Price: \$420,000 Method: Private Sale Date: 24/01/2025 Property Type: Apartment 1107E/9 Robert St COLLINGWOOD 3066 (REI/VG) Agent Comments

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Price: \$407,500 Method: Private Sale Date: 28/11/2024 Property Type: Apartment

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



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