

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

301/6 Mater Street, Collingwood Vic 3066

Indicative selling price

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

Range between

\$390,000

&

\$400,000

Median sale price

Median price

\$672,500

Property Type

Unit

Suburb

Collingwood

Period - From

01/07/2023

to

30/09/2023

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	4/31 Napoleon St COLLINGWOOD 3066	\$440,000	20/05/2023
2	205/470 Smith St COLLINGWOOD 3066	\$415,000	21/07/2023
3	108/6 Mater St COLLINGWOOD 3066	\$400,000	16/08/2023

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:

24/10/2023 10:15



1
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$390,000 - \$400,000

Median Unit Price

September quarter 2023: \$672,500

Comparable Properties



4/31 Napoleon St COLLINGWOOD 3066 (REI/VG)

Agent Comments

1
 1
 1

Price: \$440,000

Method: Private Sale

Date: 20/05/2023

Property Type: Unit

205/470 Smith St COLLINGWOOD 3066 (VG)

Agent Comments

1
 -
 -

Price: \$415,000

Method: Sale

Date: 21/07/2023

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



108/6 Mater St COLLINGWOOD 3066 (REI/VG)

Agent Comments

1
 1
 1

Price: \$400,000

Method: Private Sale

Date: 16/08/2023

Property Type: Apartment

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