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	cons	sumer.vic.gc	v.au/	underquot	ting		
Range betweer	\$390,000		&		\$400,000			
Median sale p	rice							
Median price	\$672,500	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/07/2023	to	30/09/2023		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.

Ade	dress 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









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)



Price: \$440,000 Method: Private Sale Date: 20/05/2023 Property Type: Unit

Agent Comments

Agent Comments



Price: \$415,000 Method: Sale Date: 21/07/2023

205/470 Smith St COLLINGWOOD 3066 (VG)

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit



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



Price: \$400,000 Method: Private Sale Date: 16/08/2023 Property Type: Apartment

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



property data

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