

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

427/21 WELLINGTON STREET COLLINGWOOD VIC 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,750

Property type

Unit

Suburb

Collingwood

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

405/75 WELLINGTON STREET COLLINGWOOD VIC 3066	\$770,000	12-Aug-22
340/158 SMITH STREET COLLINGWOOD VIC 3066	\$735,000	22-Oct-22
303/69-73 VICTORIA STREET FITZROY VIC 3065	\$746,000	26-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 08 February 2023



**405/75 WELLINGTON STREET
 COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$770,000** Sold Date **12-Aug-22**

Distance **0.19km**



**340/158 SMITH STREET
 COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$735,000** Sold Date **22-Oct-22**

Distance **0.47km**



**303/69-73 VICTORIA STREET
 FITZROY VIC 3065**

2 1 1

Sold Price **\$746,000** Sold Date **26-Oct-22**

Distance **1.28km**

RS = Recent sale UN = Undisclosed Sale

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