

## 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	2/76 Oxford 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)

Single price	\$1,165,000
--------------	-------------

#### Median sale price

Median price	\$602,500	House		Unit	X	Suburb	Collingwood
Period - From	01/07/2018	to	30/09/2018	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	327 Young St FITZROY 3065	\$1,157,000	30/06/2018
2	217 Argyle St FITZROY 3065	\$1,108,000	30/06/2018
3	52 Brunswick St FITZROY 3065	\$1,050,000	27/10/2018

**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.



**Rooms:**

**Property Type:** Apartment

**Agent Comments**

A Manhattan mood in inner-Melbourne's most exciting warehouse precinct, this converted multi-level residence is a superbly staged design of industrial-inspired space near Smith/Gertrude Streets.

## Comparable Properties



**327 Young St FITZROY 3065 (REI)**

**Agent Comments**



**Price:** \$1,157,000

**Method:** Auction Sale

**Date:** 30/06/2018

**Rooms:** -

**Property Type:** Townhouse (Res)



**217 Argyle St FITZROY 3065 (REI)**

**Agent Comments**



**Price:** \$1,108,000

**Method:** Private Sale

**Date:** 30/06/2018

**Rooms:** -

**Property Type:** Townhouse (Single)



**52 Brunswick St FITZROY 3065 (REI)**

**Agent Comments**



**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 27/10/2018

**Rooms:** -

**Property Type:** Apartment