



 2    2    1

**Rooms:** 4  
**Property Type:** Apartment  
**Agent Comments**

Warehouse conversion with 2 sizeable bedrooms, open plan kitchen/dining/living area with mezzanine level (second living or possible 3rd bedroom)

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000

**Median House Price**  
Year ending March 2017: \$1,075,000

## Comparable Properties



15/18-22 Islington St COLLINGWOOD 3066 (REI)

Agent Comments

 3    2    2

**Price:** \$1,125,000  
**Method:** Sold Before Auction  
**Date:** 03/03/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



322 Young St FITZROY 3065 (REI)

Agent Comments

 2    2    2

**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



2/136 Oxford St COLLINGWOOD 3066 (REI)

Agent Comments

 2    1    -

**Price:** \$960,000  
**Method:** Auction Sale  
**Date:** 01/04/2017  
**Rooms:** -  
**Property Type:** Apartment

**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 6/115 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)

Range between \$1,000,000 & \$1,100,000

**Median sale price**

Median price \$1,075,000

House X

Suburb Collingwood

Period - From 01/04/2016 to 31/03/2017

Source REIV

**Comparable property sales**

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
15/18-22 Islington St COLLINGWOOD 3066	\$1,125,000	03/03/2017
322 Young St FITZROY 3065	\$1,050,000	20/05/2017
2/136 Oxford St COLLINGWOOD 3066	\$960,000	01/04/2017