

## 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

116/88 CAMBRIDGE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Jun 2023

to

31 May 2024

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

202/107 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$525,000	10-May-24
108/55 ISLINGTON STREET COLLINGWOOD VIC 3066	\$540,000	17-Feb-24
102/40 STANLEY STREET COLLINGWOOD VIC 3066	\$500,000	01-Mar-24

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: 12 June 2024



**202/107 CAMBRIDGE STREET  
COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$525,000** Sold Date **10-May-24**

Distance **0.18km**



**108/55 ISLINGTON STREET  
COLLINGWOOD VIC 3066**

 2  2  1

Sold Price **\$540,000** Sold Date **17-Feb-24**

Distance **0.46km**



**102/40 STANLEY STREET  
COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$500,000** Sold Date **01-Mar-24**

Distance **0.47km**

RS = Recent sale      UN = Undisclosed Sale

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