

## 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

1203/68 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Jul 2023

to

30 Jun 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

117/88 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$1,300,000	01-Mar-24
204/35 VICTORIA PARADE COLLINGWOOD VIC 3066	\$1,250,000	02-May-24
1 BREWERY LANE COLLINGWOOD VIC 3066	\$1,247,000	10-Apr-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: 10 July 2024

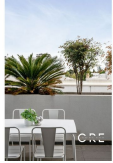


**117/88 CAMBRIDGE STREET  
COLLINGWOOD VIC 3066**

 2  3  2

Sold Price **\$1,300,000** Sold Date **01-Mar-24**

Distance **0.09km**



**204/35 VICTORIA PARADE  
COLLINGWOOD VIC 3066**

 2  2  2

Sold Price **\$1,250,000** Sold Date **02-May-24**

Distance **0.25km**



**1 BREWERY LANE COLLINGWOOD  
VIC 3066**

 2  2  1

Sold Price **\$1,247,000** Sold Date **10-Apr-24**

Distance **0.14km**

RS = Recent sale      UN = Undisclosed Sale

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