

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 304/107 Cambridge Street, Collingwood Vic 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$760,000

Median sale price

Median price \$703,000

Property Type Unit

Suburb Collingwood

Period - From 01/10/2023

to 31/12/2023

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	304A/640 Swanston St CARLTON 3053	\$760,000	26/03/2024
2	401/160 Argyle St FITZROY 3065	\$760,000	13/12/2023
3	303/107 Cambridge St COLLINGWOOD 3066	\$760,000	27/11/2023

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.~~

This Statement of Information was prepared on:

04/04/2024 14:02



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$760,000

Median Unit Price

December quarter 2023: \$703,000

Comparable Properties



304A/640 Swanston St CARLTON 3053 (REI)

Agent Comments

 2  2  1

Price: \$760,000

Method: Private Sale

Date: 26/03/2024

Property Type: Apartment



401/160 Argyle St FITZROY 3065 (REI/VG)

Agent Comments

 2  2  1

Price: \$760,000

Method: Sold Before Auction

Date: 13/12/2023

Property Type: Apartment



303/107 Cambridge St COLLINGWOOD 3066 (REI/VG)

Agent Comments

 2  2  1

Price: \$760,000

Method: Private Sale

Date: 27/11/2023

Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388