

# 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 308/107 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)

Range between \$565,000 & \$590,000

### 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	702E/9 Robert St COLLINGWOOD 3066	\$590,000	03/01/2024
2	501/41 Peel St COLLINGWOOD 3066	\$580,000	07/12/2023
3	219/107 Cambridge St COLLINGWOOD 3066	\$560,000	13/10/2023

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: 28/02/2024 15:13



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$565,000 - \$590,000

Median Unit Price

December quarter 2023: \$703,000

## Comparable Properties



702E/9 Robert St COLLINGWOOD 3066 (REI)

Agent Comments

2 1 1

Price: \$590,000

Method: Private Sale

Date: 03/01/2024

Property Type: Apartment



501/41 Peel St COLLINGWOOD 3066 (REI/VG)

Agent Comments

2 2 1

Price: \$580,000

Method: Private Sale

Date: 07/12/2023

Property Type: Apartment



219/107 Cambridge St COLLINGWOOD 3066 (REI/VG)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 13/10/2023

Property Type: Apartment

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