

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 501/88 Cambridge Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Collingwood

Period - From 01/04/2023 to 31/03/2024 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	304/109 Dight St COLLINGWOOD 3066	\$1,600,000	07/11/2023
2	401/28 Stanley St COLLINGWOOD 3066	\$1,590,000	21/12/2023
3			

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: 24/04/2024 14:59



Property Type: Strata Unit/Flat

Land Size: 209 sqm approx

Agent Comments

Comparable Properties



304/109 Dight St COLLINGWOOD 3066
(REI/VG)

Agent Comments



Price: \$1,600,000

Method: Sold Before Auction

Date: 07/11/2023

Property Type: Unit



401/28 Stanley St COLLINGWOOD 3066
(REI/VG)

Agent Comments



Price: \$1,590,000

Method: Private Sale

Date: 21/12/2023

Property Type: Apartment

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.