Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 501/88 Cambridge Street, Collingwood Vic 3066

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$660,000	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/04/2023	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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

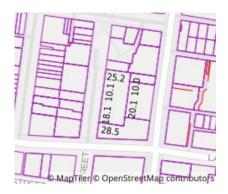
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

24/04/2024 14:59





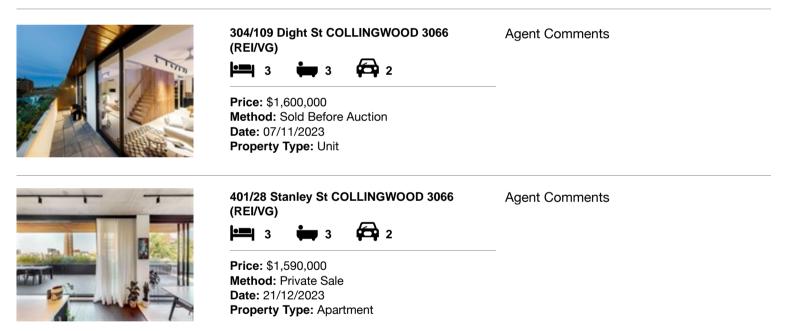




Property Type: Strata Unit/Flat **Land Size:** 209 sqm approx Agent Comments David Sanguinedo 03 8415 6100 0449 903 346 davidsanguinedo@jelliscraig.com.au

> Indicative Selling Price \$1,500,000 - \$1,600,000 Median Unit Price Year ending March 2024: \$660,000

Comparable Properties



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.

Account - Jellis Craig | P: 03 8415 6100

propertydata



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