

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 303/88 Cambridge Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$545,000 & \$595,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Collingwood

Period - From 01/07/2023 to 30/06/2024 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	320/31 Wellington St COLLINGWOOD 3066	\$615,000	20/08/2024
2	306/11 Wellington St COLLINGWOOD 3066	\$610,000	12/07/2024
3	3/109 Oxford St COLLINGWOOD 3066	\$582,500	06/04/2024

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: 15/09/2024 19:31

303/88 Cambridge Street, Collingwood Vic 3066



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Property Type: Strata Unit/Flat
Land Size: 63 sqm approx
Agent Comments

Indicative Selling Price
\$545,000 - \$595,000
Median Unit Price
Year ending June 2024: \$670,000

Comparable Properties



320/31 Wellington St COLLINGWOOD 3066 (REI)

Agent Comments

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Price: \$615,000
Method: Private Sale
Date: 20/08/2024
Property Type: Apartment



306/11 Wellington St COLLINGWOOD 3066 (REI/VG)

Agent Comments

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Price: \$610,000
Method: Private Sale
Date: 12/07/2024
Property Type: Apartment



3/109 Oxford St COLLINGWOOD 3066 (REI/VG) **Agent Comments**

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Price: \$582,500
Method: Auction Sale
Date: 06/04/2024
Property Type: Unit