

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

1004/68 Cambridge Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Collingwood

Period - From 01/07/2020 to 30/09/2020 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	11/1 St David St FITZROY 3065	\$610,000	16/06/2020
2	403/20 Peel St COLLINGWOOD 3066	\$605,000	20/06/2020
3	52/40 King William St FITZROY 3065	\$585,000	07/05/2020

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:

05/11/2020 22:58



1 bed 0 bath 1 car

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

September quarter 2020: \$640,000

Comparable Properties



11/1 St David St FITZROY 3065 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$610,000
Method: Private Sale
Date: 16/06/2020
Property Type: Apartment

403/20 Peel St COLLINGWOOD 3066 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$605,000
Method: Auction Sale
Date: 20/06/2020
Property Type: Apartment
Land Size: 879 sqm approx



52/40 King William St FITZROY 3065 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$585,000
Method: Private Sale
Date: 07/05/2020
Rooms: 2
Property Type: Apartment