

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

213/107 CAMBRIDGE STREET COLLINGWOOD VIC 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$725,000

~~or range
between~~

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

213/132 SMITH STREET COLLINGWOOD VIC 3066	\$710,000	01-Nov-21
2/17 OXFORD STREET COLLINGWOOD VIC 3066	\$720,000	04-Mar-22
3/343 WELLINGTON STREET COLLINGWOOD VIC 3066	\$748,500	29-Jan-22

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 6 months.

This Statement of Information was prepared on: 16 March 2022



213/132 SMITH STREET
COLLINGWOOD VIC 3066

2 2 1

Sold Price **\$710,000** Sold Date **01-Nov-21**

Distance **0.11km**

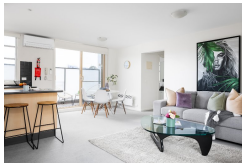


2/17 OXFORD STREET
COLLINGWOOD VIC 3066

2 1 2

Sold Price ^{RS} **\$720,000** Sold Date **04-Mar-22**

Distance -



3/343 WELLINGTON STREET
COLLINGWOOD VIC 3066

2 2 1

Sold Price ^{RS} **\$748,500** ^{UN} Sold Date **29-Jan-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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