

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

112/68 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

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Feb 2021

to

31 Jan 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

1103/68 Cambridge Street Collingwood VIC 3066	\$1,070,000	04-Dec-21
407/132 Smith Street Collingwood VIC 3066	\$1,030,000	25-Jun-21
601/88 Cambridge Street Collingwood VIC 3066	\$900,000	28-Oct-21

OR

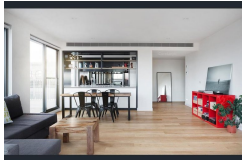
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 01 February 2022

**1103/68 Cambridge Street
Collingwood VIC 3066**Sold Price ^{RS} **\$1,070,000** Sold Date **04-Dec-21**

2 2 1

Distance -

**407/132 Smith Street Collingwood
VIC 3066**Sold Price **\$1,030,000** Sold Date **25-Jun-21**

2 2 1

Distance **0.34km****601/88 Cambridge Street
Collingwood VIC 3066**Sold Price ^{RS} **\$900,000** ^{UN} Sold Date **28-Oct-21**

2 2 1

Distance **0.08km****RS** = Recent sale**UN** = Undisclosed Sale

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