

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

G02/46 Cambridge Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$591,000 Property Type Unit Suburb Collingwood

Period - From 01/10/2018 to 30/09/2019 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.

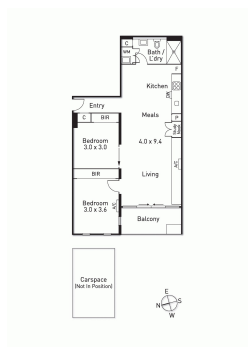
	Address of comparable property	Price	Date of sale
1	406D/21 Robert St COLLINGWOOD 3066	\$602,000	24/08/2019
2	1009V/162 Albert St EAST MELBOURNE 3002	\$590,000	07/11/2019
3	8/69 Little Oxford St COLLINGWOOD 3066	\$575,000	02/11/2019

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:

13/11/2019 17:01



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000

Median Unit Price
Year ending September 2019: \$591,000

Comparable Properties

406D/21 Robert St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$602,000
Method: Auction Sale
Date: 24/08/2019
Property Type: Apartment



1009V/162 Albert St EAST MELBOURNE 3002 (REI) Agent Comments



Price: \$590,000
Method: Sold Before Auction
Date: 07/11/2019
Property Type: Apartment



8/69 Little Oxford St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$575,000
Method: Private Sale
Date: 02/11/2019
Property Type: Apartment