

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

1003/68 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Sep 2021

to

31 Aug 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

1102/68 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$825,000	11-Jun-22
307/96 CHARLES STREET FITZROY VIC 3065	\$800,000	17-Mar-22
415/338 GORE STREET FITZROY VIC 3065	\$840,000	12-Aug-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: 15 September 2022


**1102/68 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price

\$825,000

Sold Date

11-Jun-22

Distance

0km
**307/96 CHARLES STREET
FITZROY VIC 3065**

2 1 1

Sold Price

\$800,000

Sold Date

17-Mar-22

Distance

0.45km
**415/338 GORE STREET FITZROY
VIC 3065**

2 1 1

Sold Price

^{RS} **\$840,000** ^{UN}

Sold Date

12-Aug-22

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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