

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

503/88 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,500

Property type

Unit

Suburb

Collingwood

Period-from

01 Feb 2023

to

31 Jan 2024

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

219/107 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$560,000	13-Oct-23
402/75 WELLINGTON STREET COLLINGWOOD VIC 3066	\$595,000	20-Sep-23
20/78 OXFORD STREET COLLINGWOOD VIC 3066	\$590,000	13-Feb-24

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: 20 February 2024



**219/107 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$560,000** Sold Date **13-Oct-23**

Distance **0.18km**



**402/75 WELLINGTON STREET
COLLINGWOOD VIC 3066**

 2  1  1

Sold Price **\$595,000** Sold Date **20-Sep-23**

Distance **0.04km**



**20/78 OXFORD STREET
COLLINGWOOD VIC 3066**

 1  1  1

Sold Price ^{RS} **\$590,000** Sold Date **13-Feb-24**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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