

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

303/68 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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,250

Property type

Unit

Suburb

Collingwood

Period-from

01 May 2022

to

30 Apr 2023

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

1/92 EASEY STREET COLLINGWOOD VIC 3066	\$1,630,000	26-Nov-22
51/1-27 WELLINGTON CRESCENT EAST MELBOURNE VIC 3002	\$1,550,000	29-Apr-23
421/280 ALBERT STREET EAST MELBOURNE VIC 3002	\$1,650,000	23-Nov-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.

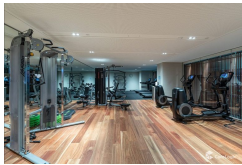
This Statement of Information was prepared on: 10 May 2023

**1/92 EASEY STREET
COLLINGWOOD VIC 3066**

3 2 1

Sold Price **\$1,630,000** Sold Date **26-Nov-22**Distance **1.04km****51/1-27 WELLINGTON CRESCENT
EAST MELBOURNE VIC 3002**

3 2 2

Sold Price ^{RS} **\$1,550,000** Sold Date **29-Apr-23**Distance **1.35km****421/280 ALBERT STREET EAST
MELBOURNE VIC 3002**

2 2 1

Sold Price **\$1,650,000** Sold Date **23-Nov-22**Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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