

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

702/68 Cambridge Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$1,320,000

&

\$1,380,000

Median sale price

Median price \$655,000

Property Type Unit

Suburb Collingwood

Period - From 05/02/2020

to

04/02/2021

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.

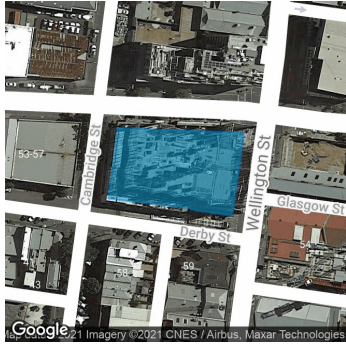
	Address of comparable property	Price	Date of sale
1	1401/318 Russell St MELBOURNE 3000	\$1,680,000	28/11/2020
2	503/150 Kerr St FITZROY 3065	\$1,605,000	01/12/2020
3	62/1 Exhibition St MELBOURNE 3000	\$1,325,000	05/11/2020

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:

05/02/2021 10:47



Property Type:
Agent Comments

Indicative Selling Price
\$1,320,000 - \$1,380,000
Median Unit Price
05/02/2020 - 04/02/2021: \$655,000

Comparable Properties



1401/318 Russell St MELBOURNE 3000 (REI) **Agent Comments**



Price: \$1,680,000
Method: Auction Sale
Date: 28/11/2020
Property Type: Apartment



503/150 Kerr St FITZROY 3065 (REI) **Agent Comments**



Price: \$1,605,000
Method: Private Sale
Date: 01/12/2020
Property Type: Apartment



62/1 Exhibition St MELBOURNE 3000 (REI) **Agent Comments**



Price: \$1,325,000
Method: Sold Before Auction
Date: 05/11/2020
Property Type: Apartment