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

117/88 Cambridge Street, Collingwood Vic 3066

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$703,000	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	401/28 Stanley St COLLINGWOOD 3066	\$1,590,000	21/12/2023
2	2/170 Oxford St COLLINGWOOD 3066	\$1,395,000	16/11/2023
3	211/88 Cambridge St COLLINGWOOD 3066	\$1,160,000	31/10/2023

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:

26/02/2024 13:48









Property Type: Apartment Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 Median Unit Price December quarter 2023: \$703,000

Comparable Properties



401/28 Stanley St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$1,590,000 Method: Private Sale Date: 21/12/2023 Property Type: Apartment



2/170 Oxford St COLLINGWOOD 3066 (REI/VG) Agent Comments



Price: \$1,395,000 Method: Auction Sale Date: 16/11/2023 Property Type: Unit



211/88 Cambridge St COLLINGWOOD 3066 (REI/VG)



Price: \$1,160,000 Method: Private Sale Date: 31/10/2023 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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Agent Comments