

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

211/68 Cambridge Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Collingwood

Period - From 01/01/2023 to 31/03/2023 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.

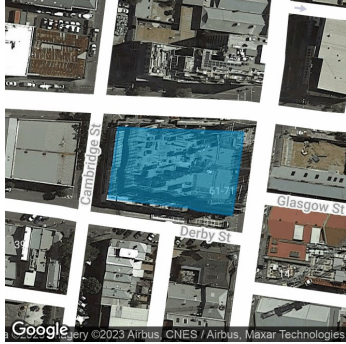
	Address of comparable property	Price	Date of sale
1	407/18 Tanner St RICHMOND 3121	\$530,000	29/04/2023
2	103/47 Peel St COLLINGWOOD 3066	\$507,500	05/04/2023
3	411/118 Russell St MELBOURNE 3000	\$500,000	14/02/2023

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:

17/05/2023 11:26



Rooms: 3

Property Type:

Apartment/Unit/Flat

Land Size: Strata sqm approx

Agent Comments

Striking single level one bedroom plus study apartment offering approximately 64 square metres of living (55 internal and 9 square metres - outdoor balcony area). Part of the prestigious Holme Development at 68 Cambridge St Collingwood

Comparable Properties



407/18 Tanner St RICHMOND 3121 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 29/04/2023

Property Type: Unit



103/47 Peel St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$507,500

Method: Private Sale

Date: 05/04/2023

Property Type: Apartment



411/118 Russell St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 14/02/2023

Property Type: Apartment