

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

313/107 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Mar 2021

to

28 Feb 2022

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

2/17 OXFORD STREET COLLINGWOOD VIC 3066	\$720,000	04-Mar-22
3/343 WELLINGTON STREET COLLINGWOOD VIC 3066	\$748,500	29-Jan-22
1202/68 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$740,000	15-Dec-21

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: 30 March 2022

**2/17 OXFORD STREET
COLLINGWOOD VIC 3066**

2 1 2

Sold Price

^{RS}**\$720,000**

Sold Date

04-Mar-22

Distance

-

**3/343 WELLINGTON STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price

\$748,500

Sold Date

29-Jan-22

Distance

-

**1202/68 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price

\$740,000

Sold Date

15-Dec-21

Distance

-

RS = Recent sale**UN** = Undisclosed Sale

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