

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

511/107 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

\$675,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Aug 2021

to

31 Jul 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

512/470 SMITH STREET COLLINGWOOD VIC 3066	\$640,000	26-Jul-22
515/158 SMITH STREET COLLINGWOOD VIC 3066	\$660,000	03-Jun-22
209/2 HOTHAM STREET COLLINGWOOD VIC 3066	\$680,000	07-Apr-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: 30 August 2022

**512/470 SMITH STREET
COLLINGWOOD VIC 3066** 2  2  1

Sold Price

^{RS}**\$640,000**

Sold Date

26-Jul-22

Distance

1.11km**515/158 SMITH STREET
COLLINGWOOD VIC 3066** 2  2  1

Sold Price

\$660,000

Sold Date

03-Jun-22

Distance

0.11km**209/2 HOTHAM STREET
COLLINGWOOD VIC 3066** 2  2  1

Sold Price

\$680,000

Sold Date

07-Apr-22

Distance

0.95km**RS** = Recent sale**UN** = Undisclosed Sale

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