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 | 107/68 Cambridge Street, Collingwood Vic 3066 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$818,000 | & | \$888,000 |
|-----------------|-----------|---|-----------|
| Trainge between | ψο 10,000 | α | Ψ000,000 |

Median sale price

| Median price | \$618,000 | Pro | perty Type Uni | t | | Suburb | Collingwood |
|---------------|------------|-----|----------------|----|------|--------|-------------|
| Period - From | 01/10/2024 | to | 31/12/2024 | 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.

Address of comparable property

| Add | dress of comparable property | Price | Date of sale |
|-----|---------------------------------------|-------------|--------------|
| 1 | 511/88 Cambridge St COLLINGWOOD 3066 | \$820,000 | 14/09/2024 |
| 2 | 1203/68 Cambridge St COLLINGWOOD 3066 | \$1,220,000 | 28/08/2024 |
| 3 | 308/88 Cambridge St COLLINGWOOD 3066 | \$810,000 | 09/08/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 20/01/2025 14:22 |
|--|------------------|
|--|------------------|









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$818,000 - \$888,000 **Median Unit Price** December quarter 2024: \$618,000

Comparable Properties



511/88 Cambridge St COLLINGWOOD 3066 (REI/VG)

2

Price: \$820,000

Method: Sold Before Auction

Date: 14/09/2024

Property Type: Apartment

Agent Comments





2







Price: \$1,220,000 Method: Private Sale

Date: 28/08/2024

Property Type: Apartment

Agent Comments



308/88 Cambridge St COLLINGWOOD 3066 (REI/VG)



Agent Comments

Price: \$810,000 Method: Private Sale Date: 09/08/2024

Property Type: Apartment

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.