## 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

2/46 Cambridge Street, Collingwood Vic 3066

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$650,000		&		\$685,000			
Median sale p	rice							
Median price	\$640,000	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/01/2025	to	31/03/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	302/70 Stanley St COLLINGWOOD 3066	\$673,000	22/03/2025
2	3/61 Little Oxford St COLLINGWOOD 3066	\$630,000	06/02/2025
3	402/46 Cambridge St COLLINGWOOD 3066	\$672,500	24/01/2025

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:

04/04/2025 10:46





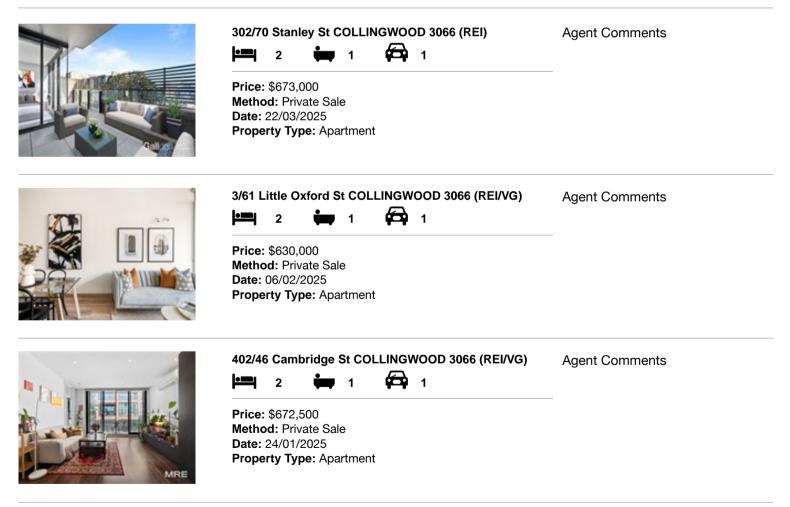




**Property Type:** Apartment/Unit Agent Comments

Indicative Selling Price \$650,000 - \$685,000 Median Unit Price March quarter 2025: \$640,000

# **Comparable Properties**



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



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