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	412/88 Cambridge Street, Collingwood Vic 3066

Indicative selling price

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

Single price $525,000

Median sale price

Median price $690,000 Property Type Unit Suburb Collingwood

Period - From 01/01/2022 to 31/12/2022 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	11/78 Oxford St COLLINGWOOD 3066	$520,000	16/01/2023
2	203/47 Peel St COLLINGWOOD 3066	$510,000	12/01/2023
3	245/158 Smith St COLLINGWOOD 3066	$500,000	27/02/2023

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: 15/03/2023 14:42

412/88 Cambridge Street, Collingwood Vic 3066

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$525,000
Median Unit Price
Year ending December 2022: $690,000

Comparable Properties



11/78 Oxford St COLLINGWOOD 3066 (REI)

1 1 1

Agent Comments

Price: $520,000
Method: Private Sale
Date: 16/01/2023
Property Type: Apartment



203/47 Peel St COLLINGWOOD 3066 (REI/VG)

1 1 -

Agent Comments

Price: $510,000
Method: Private Sale
Date: 12/01/2023
Property Type: Apartment



245/158 Smith St COLLINGWOOD 3066 (REI)

1 1 1

Agent Comments

Price: $500,000
Method: Private Sale
Date: 27/02/2023
Property Type: Unit

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