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	215/68 Cambridge Street, Collingwood Vic 3066

Indicative selling price

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

Range between $630,000 & $670,000

Median sale price

Median price $1,282,500 Property Type House Suburb Collingwood

Period - From 01/04/2023 to 30/06/2023 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	216/132 Smith St COLLINGWOOD 3066	$700,000	06/09/2023
2	105D/21 Robert St COLLINGWOOD 3066	$660,000	02/10/2023
3	530/11 Wellington St COLLINGWOOD 3066	$630,000	24/09/2023

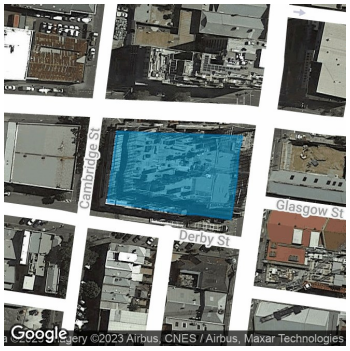
OR

~~**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: 02/10/2023 19:09

215/68 Cambridge Street, Collingwood Vic 3066

Michael Amarant
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2 1 1

Rooms: 3
Property Type: Apartment/Unit/Flat
Land Size: Strata sqm approx

Indicative Selling Price
$630,000 - $670,000
Median House Price
June quarter 2023: $1,282,500

Agent Comments

Stylish and sophisticated single level apartment of approximately 63 square metres internally - with approximately 15 square metres of outdoor balcony terrace living. Comprises one bedrooms plus study/2nd bedroom area, open plan living and OSP.

Comparable Properties



216/132 Smith St COLLINGWOOD 3066 (REI)

2 2 1

Price: $700,000
Method: Private Sale
Date: 06/09/2023
Property Type: Apartment

Agent Comments



105D/21 Robert St COLLINGWOOD 3066 (REI)

2 1 1

Price: $660,000
Method: Private Sale
Date: 02/10/2023
Property Type: Apartment

Agent Comments



530/11 Wellington St COLLINGWOOD 3066 (REI)

1 1 1

Price: $630,000
Method: Private Sale
Date: 24/09/2023
Property Type: Apartment

Agent Comments

Account - Jellis Craig

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