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	207/107 Cambridge Street, Collingwood Vic 3066

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $625,000 Property Type Unit Suburb Collingwood

Period - From 01/01/2024 to 31/03/2024 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	7/10 Stanley St COLLINGWOOD 3066	$540,000	27/03/2024
2	401/424 Gore St FITZROY 3065	$538,500	17/02/2024
3	107/470 Smith St COLLINGWOOD 3066	$485,000	31/01/2024

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: 21/06/2024 14:57

207/107 Cambridge Street, Collingwood Vic 3066



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
March quarter 2024: $625,000

Comparable Properties



7/10 Stanley St COLLINGWOOD 3066 (REI/VG)

1 1 1

Price: $540,000
Method: Private Sale
Date: 27/03/2024
Property Type: Apartment

Agent Comments



401/424 Gore St FITZROY 3065 (REI/VG)

1 1 1

Price: $538,500
Method: Private Sale
Date: 17/02/2024
Property Type: Apartment

Agent Comments



107/470 Smith St COLLINGWOOD 3066 (REI/VG)

1 1 1

Price: $485,000
Method: Private Sale
Date: 31/01/2024
Property Type: Apartment

Agent Comments

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371

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