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	511/88 Cambridge Street, Collingwood Vic 3066

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $1,115,000 Property Type House Suburb Collingwood

Period - From 01/04/2024 to 30/06/2024 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	308/88 Cambridge St COLLINGWOOD 3066	$810,000	09/08/2024
2	306/470 Smith St COLLINGWOOD 3066	$750,000	20/07/2024
3	504/176 Argyle St FITZROY 3065	$835,000	15/06/2024

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: 27/08/2024 15:37

511/88 Cambridge Street, Collingwood Vic 3066

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2 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median House Price
June quarter 2024: $1,115,000

Comparable Properties



308/88 Cambridge St COLLINGWOOD 3066 (REI)

2 2 1

Price: $810,000
Method: Private Sale
Date: 09/08/2024
Property Type: Apartment

Agent Comments



306/470 Smith St COLLINGWOOD 3066 (REI)

2 2 1

Price: $750,000
Method: Private Sale
Date: 20/07/2024
Property Type: Apartment

Agent Comments



504/176 Argyle St FITZROY 3065 (REI/VG)

2 2 1

Price: $835,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Apartment

Agent Comments

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