

STATEMENT OF INFORMATION



Level 3 / 365 SMITH ST, FITZROY VIC 3065

www.realcoagents.com.au

88 C A M B R I D G E ST
C O L L I N G W O O D

STATEMENT OF INFORMATION

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Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agents' representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located in the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any internet advertisement and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb and
postcode

88 Cambridge Street, Collingwood VIC 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units		Lower price		Higher price	
One Bedroom Units	range between	\$500,000		\$550,000	
Two Bedroom Units	range between	\$750,000	&	\$900,000	
Three Bedroom Units	range between	\$905,000	&	\$1,550,000	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$655,000 Suburb COLLINGWOOD

Period - From 01/02/2020 To 04/02/2021 Source  realestate.com.au
Australasian Real Estate Institute

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
One Bedroom Units	403/20 Peel St COLLINGWOOD 3066	\$605,000	20/06/2020
	208/107 Cambridge St COLLINGWOOD VIC 3066	\$580,000	25/08/2020
	1/20 EARL ST, CARLTON NORTH, VIC 3054	\$540,000	07/08/2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Two Bedroom Units	501A/2 Mansard La COLLINGWOOD 3066	\$ 975,000	23/09/2020
	406/69 Victoria St FITZROY 3065	\$954,500	04/07/2020
	203/61 Rose St FITZROY 3065	\$950,000	27/07/2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Three Bedroom Units	1101/68 Cambridge St COLLINGWOOD 3066	\$1,800,000	15/01/2020
	109A Cambridge Street COLLINGWOOD VIC 3066	\$1,450,000	27/03/2020
	3103/265 Exhibition St MELBOURNE 3000	\$1,430,000	22/02/2020

This Statement of Information was prepared on:

04/02/2021