## 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	119/40 Stanley Street, Collingwood Vic 3066
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$400,000	&	\$430,000
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### Median sale price

Median price	\$625,000	Pro	perty Type	Jnit		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

Address of comparable property		Price	Date of sale
1	212/40 Stanley St COLLINGWOOD 3066	\$422,000	16/02/2024
2	210/51 Napoleon St COLLINGWOOD 3066	\$415,000	16/01/2024
3	201/70 Stanley St COLLINGWOOD 3066	\$397,500	13/03/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/04/2024 06:00













Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$400,000 - \$430,000 **Median Unit Price** March quarter 2024: \$625,000

# Comparable Properties

212/40 Stanley St COLLINGWOOD 3066 (VG)





**Agent Comments** 

Price: \$422,000 Method: Sale Date: 16/02/2024

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit



210/51 Napoleon St COLLINGWOOD 3066

(REI/VG)





Price: \$415,000 Method: Private Sale Date: 16/01/2024

Property Type: Apartment

Agent Comments

Agent Comments











Price: \$397.500 Method: Private Sale Date: 13/03/2024

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000





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