## 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

312/40 Stanley Street, Collingwood Vic 3066

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$570,000		&		\$595,000			
Median sale p	rice							
Median price	\$625,000	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	202/1 Turner St ABBOTSFORD 3067	\$580,000	15/03/2024
2	501/41 Peel St COLLINGWOOD 3066	\$580,000	07/12/2023
3	401/40 Stanley St COLLINGWOOD 3066	\$560,000	29/03/2024

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:

19/04/2024 18:36







**Property Type:** Apartment Agent Comments

Liam Carrington 03 8415 6100 0466 896 626 liamcarrington@jelliscraig.com.au

> Indicative Selling Price \$570,000 - \$595,000 Median Unit Price March quarter 2024: \$625,000

# **Comparable Properties**



202/1 Turner St ABBOTSFORD 3067 (REI)



Price: \$580,000 Method: Sold Before Auction Date: 15/03/2024 Property Type: Apartment



501/41 Peel St COLLINGWOOD 3066 (REI/VG) Agent Comments

Agent Comments



Price: \$580,000 Method: Private Sale Date: 07/12/2023 Property Type: Apartment



401/40 Stanley St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$560,000 Method: Private Sale Date: 29/03/2024 Property Type: Apartment

#### Account - Jellis Craig | P: 03 8415 6100



propertydata

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