

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 4/18-22 Stanley Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Collingwood

Period - From 01/04/2023 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	206/75 Wellington St COLLINGWOOD 3066	\$470,000	26/04/2024
2	303/75 Wellington St COLLINGWOOD 3066	\$465,000	12/03/2024
3	605/470 Smith St COLLINGWOOD 3066	\$460,000	08/05/2024

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: 22/05/2024 11:45



Property Type:
Agent Comments

Indicative Selling Price
\$450,000 - \$480,000
Median Unit Price
Year ending March 2024: \$660,000

Comparable Properties

206/75 Wellington St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$470,000
Method: Private Sale
Date: 26/04/2024
Property Type: Unit

303/75 Wellington St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$465,000
Method: Private Sale
Date: 12/03/2024
Property Type: Unit



605/470 Smith St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$460,000
Method: Private Sale
Date: 08/05/2024
Property Type: Apartment

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