# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

	4/18-22 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	\$450,000	&	\$480,000
	<b>+</b> 100,000	<u> </u>	<b>+</b> 100,000

#### Median sale price

Median price	\$660,000	Pro	perty Type Un	it		Suburb	Collingwood
Period - From	01/04/2023	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.

#### Address of comparable property

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

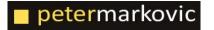
#### OR

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



Date of sale









**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)

**├**■ 1





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

Agent Comments

303/75 Wellington St COLLINGWOOD 3066

(REI)

**—** 1





Price: \$465.000 Method: Private Sale Date: 12/03/2024 Property Type: Unit

Agent Comments

**Agent Comments** 



605/470 Smith St COLLINGWOOD 3066 (REI)

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**60** 1

Price: \$460.000 Method: Private Sale Date: 08/05/2024

Property Type: Apartment



**Account** - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017