

## 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

5/70 STANLEY STREET COLLINGWOOD VIC 3066

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### 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 6 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

15/205 JOHNSTON STREET FITZROY VIC 3065	\$850,000	28-Jan-23
2/343 WELLINGTON STREET COLLINGWOOD VIC 3066	\$830,000	18-May-23
1/250 GORE STREET FITZROY VIC 3065	\$802,500	06-Feb-23

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 6 months.

This Statement of Information was prepared on: 02 August 2023



**15/205 JOHNSTON STREET  
FITZROY VIC 3065**

2 2 -

Sold Price **\$850,000** Sold Date **28-Jan-23**

Distance **0.5km**



**2/343 WELLINGTON STREET  
COLLINGWOOD VIC 3066**

2 2 1

Sold Price <sup>RS</sup> **\$830,000** Sold Date **18-May-23**

Distance **0.79km**



**1/250 GORE STREET FITZROY VIC  
3065**

2 2 1

Sold Price **\$802,500** Sold Date **06-Feb-23**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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