

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

505/60 STANLEY STREET COLLINGWOOD VIC 3066

Indicative selling price

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

Single Price

or range
between

\$365,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Mar 2023

to

29 Feb 2024

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

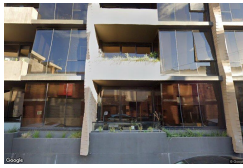
201/70 STANLEY STREET COLLINGWOOD VIC 3066	\$397,500	13-Mar-24
605/60 STANLEY STREET COLLINGWOOD VIC 3066	\$410,000	28-Sep-23
210/51 NAPOLEON STREET COLLINGWOOD VIC 3066	\$415,000	16-Jan-24

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: 22 March 2024

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**201/70 STANLEY STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price ^{RS} **\$397,500** Sold Date **13-Mar-24**

Distance **0km**



**605/60 STANLEY STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$410,000** Sold Date **28-Sep-23**

Distance **0.03km**



**210/51 NAPOLEON STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$415,000** Sold Date **16-Jan-24**

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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