

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

703/70 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

\$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





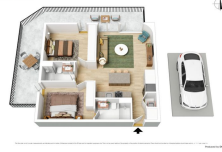







5/70 STANLEY STREET COLLINGWOOD VIC 3066	\$860,000	25-Aug-23
304/9 LITTLE OXFORD STREET COLLINGWOOD VIC 3066	\$930,000	10-May-23
219 MOOR STREET FITZROY VIC 3065	\$831,000	23-Apr-23

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: 28 August 2023

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	5/70 STANLEY STREET COLLINGWOOD VIC 3066 2  2  1 	Sold Price	^{RS} \$860,000	Sold Date	25-Aug-23	Distance	0km
	304/9 LITTLE OXFORD STREET COLLINGWOOD VIC 3066 2  2  1 	Sold Price	\$930,000	Sold Date	10-May-23	Distance	0.5km
	219 MOOR STREET FITZROY VIC 3065 2  2  1 	Sold Price	\$831,000	Sold Date	23-Apr-23	Distance	0.28km

RS = Recent sale UN = Undisclosed Sale

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