### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Address	406/40 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 \$440,000 & \$470,000	Range between	\$440,000	&	\$470,000
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#### Median sale price

Median price	\$670,000	Pro	perty Type Ur	nit		Suburb	Collingwood
Period - From	01/07/2023	to	30/06/2024	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

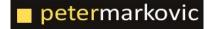
Add	dress of comparable property	Price	Date of sale
1	11/18-22 Stanley St COLLINGWOOD 3066	\$460,000	04/08/2024
2	4/18-22 Stanley St COLLINGWOOD 3066	\$475,000	19/06/2024
3	212E/9 Robert St COLLINGWOOD 3066	\$435,000	07/06/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/08/2024 15:18









**Property Type: Agent Comments** 

**Indicative Selling Price** \$440,000 - \$470,000 **Median Unit Price** Year ending June 2024: \$670,000

# Comparable Properties



11/18-22 Stanley St COLLINGWOOD 3066 (REI) Agent Comments

Price: \$460,000 Method: Private Sale Date: 04/08/2024

Property Type: Apartment



4/18-22 Stanley St COLLINGWOOD 3066 (REI) Agent Comments

Price: \$475,000 Method: Private Sale Date: 19/06/2024 Rooms: 5

Property Type: Unit



212E/9 Robert St COLLINGWOOD 3066 (REI)

Price: \$435,000

Method: Private Sale Date: 07/06/2024 Property Type: Unit

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





Agent Comments