

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

202/40 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

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Jan 2024

to

31 Dec 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

119/40 STANLEY STREET COLLINGWOOD VIC 3066	\$370,000	19-Sep-24
5/10 STANLEY STREET COLLINGWOOD VIC 3066	\$420,000	24-Jan-25
19/22 STANLEY STREET COLLINGWOOD VIC 3066	\$430,000	22-Oct-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: 31 January 2025



**119/40 STANLEY STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$370,000** Sold Date **19-Sep-24**

Distance **0km**



**5/10 STANLEY STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price ^{RS} **\$420,000** Sold Date **24-Jan-25**

Distance **0.06km**



**19/22 STANLEY STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$430,000** Sold Date **22-Oct-24**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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