

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

208/70 Stanley Street, Collingwood Vic 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000

&

\$600,000

Median sale price

Median price \$715,000

Property Type Unit

Suburb Collingwood

Period - From 01/04/2021

to

31/03/2022

Source 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	Price	Date of sale
1	203/6 Mater St COLLINGWOOD 3066	\$585,000	16/03/2022
2	502/50 Stanley St COLLINGWOOD 3066	\$582,000	19/05/2022
3	103/6 Mater St COLLINGWOOD 3066	\$565,000	02/05/2022

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 six months.

This Statement of Information was prepared on:

14/07/2022 09:39

208/70 Stanley Street, Collingwood Vic 3066

WHITEFOX

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending March 2022: \$715,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



203/6 Mater St COLLINGWOOD 3066 (REI/VG) Agent Comments

2 2 1

Price: \$585,000

Method: Private Sale

Date: 16/03/2022

Property Type: Apartment

502/50 Stanley St COLLINGWOOD 3066 (VG) Agent Comments

2 - -

Price: \$582,000

Method: Sale

Date: 19/05/2022

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



103/6 Mater St COLLINGWOOD 3066 (REI/VG) Agent Comments

2 2 1

Price: \$565,000

Method: Private Sale

Date: 02/05/2022

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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