

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

306/60 ISLINGTON 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

\$399,000

&

\$438,000

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
210/51 NAPOLEON STREET COLLINGWOOD VIC 3066	\$415,000	16-Jan-24
605/60 STANLEY STREET COLLINGWOOD VIC 3066	\$410,000	28-Sep-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: 18 March 2024



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

1 1 1

Sold Price

^{RS}

\$397,500

Sold Date

13-Mar-24

Distance

0.66km



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

1 1 1

Sold Price

\$415,000

Sold Date

16-Jan-24

Distance

0.62km



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

1 1 1

Sold Price

\$410,000

Sold Date

28-Sep-23

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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