

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

308/50 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Aug 2021

to

31 Jul 2022

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

507/60 STANLEY STREET COLLINGWOOD VIC 3066	\$650,000	31-Mar-22
704/70 STANLEY STREET COLLINGWOOD VIC 3066	\$580,000	26-Jul-22
706/70 STANLEY STREET COLLINGWOOD VIC 3066	\$620,000	16-Jun-22

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.

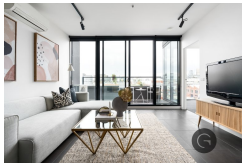
This Statement of Information was prepared on: 31 August 2022

**507/60 STANLEY STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$650,000** Sold Date **31-Mar-22**Distance **0km****704/70 STANLEY STREET
COLLINGWOOD VIC 3066**

2 2 1

Sold Price ^{RS} **\$580,000** Sold Date **26-Jul-22**Distance **0km****706/70 STANLEY STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$620,000** Sold Date **16-Jun-22**Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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