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

206/40 Stanley Street, Collingwood Vic 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$400,000		&		\$440,000	D		
Median sale pi	rice							
Median price	\$625,000	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/01/2024	to	31/12/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	5/10 Stanley St COLLINGWOOD 3066	\$420,000	24/01/2025
2	19/18-22 Stanley St COLLINGWOOD 3066	\$430,000	22/10/2024
3	406/40 Stanley St COLLINGWOOD 3066	\$451,000	30/08/2024

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:

13/02/2025 15:40



petermarkovic





Property Type: Agent Comments Indicative Selling Price \$400,000 - \$440,000 Median Unit Price Year ending December 2024: \$625,000

Comparable Properties

5/10 Stanley St COLLINGWOOD 3066 (REI) 1 1 1 1 1 1 Price: \$420,000 Method: Private Sale Date: 24/01/2025 Property Type: Apartment	Agent Comments
19/18-22 Stanley St COLLINGWOOD 3066 (REI) 1 1 1 1 1 1 1 Price: \$430,000 Method: Private Sale Date: 22/10/2024 Property Type: Apartment	Agent Comments
406/40 Stanley St COLLINGWOOD 3066 (REI) 1 1 1 1 1 Price: \$451,000 Method: Private Sale Date: 30/08/2024 Property Type: Apartment	Agent Comments

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



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