# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 5/10 Stanley Street, Collingwood Vic 3066

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$410,000		&		\$450,000			
Median sale p	rice							
Median price	\$652,500	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/10/2023	to	30/09/2024		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	119/40 Stanley St COLLINGWOOD 3066	\$370,000	19/09/2024
2	406/40 Stanley St COLLINGWOOD 3066	\$451,000	30/08/2024
3	206/70 Stanley St COLLINGWOOD 3066	\$415,000	24/04/2024

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:

21/10/2024 08:14









Property Type: Apartment Land Size: 50 sqm approx Agent Comments Owners Corp fees:

**Indicative Selling Price** \$410,000 - \$450,000 **Median Unit Price** Year ending September 2024: \$652,500

# **Comparable Properties**



119/40 Stanley St COLLINGWOOD 3066 (REI)



Price: \$370,000 Method: Private Sale Date: 19/09/2024 Property Type: Unit

406/40 Stanley St COLLINGWOOD 3066 (REI/VG) 

Agent Comments

Agent Comments

Agent Comments

Price: \$451,000 Method: Private Sale Date: 30/08/2024 Property Type: Apartment



206/70 Stanley St COLLINGWOOD 3066 (REI/VG)



Price: \$415,000 Method: Private Sale Date: 24/04/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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