

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

5/10 Stanley Street, Collingwood Vic 3066

Indicative selling price

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

Range between

\$410,000

&

\$450,000

Median sale price

Median price

\$652,500

Property Type

Unit

Suburb

Collingwood

Period - From

01/10/2023

to

30/09/2024

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.

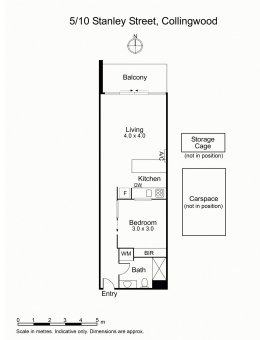
	Address of comparable property	Price	Date of sale
1	119/40 Stanley St COLLINGWOOD 3066	\$370,000	19/09/2024
2	406/40 Stanley St COLLINGWOOD 3066	\$451,000	30/08/2024
3	206/70 Stanley St COLLINGWOOD 3066	\$415,000	24/04/2024

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) [Agent Comments](#)



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



406/40 Stanley St COLLINGWOOD 3066 (REI/VG) [Agent Comments](#)



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



206/70 Stanley St COLLINGWOOD 3066 (REI/VG) [Agent Comments](#)



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