

## 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

406/50 Stanley Street Collingwood VIC 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$623,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Nov 2019

to

31 Oct 2020

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

405/20 Peel Street Collingwood VIC 3066	\$625,000	23-Mar-20
702/70 Stanley Street Collingwood VIC 3066	\$600,000	19-Mar-20
308/60 Stanley Street Collingwood VIC 3066	\$590,000	22-Feb-20

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: 21 November 2020



**405/20 Peel Street Collingwood  
VIC 3066**

Sold Price

**\$625,000**

Sold Date

**23-Mar-20**

2

1

1

Distance

**0.35km**



**702/70 Stanley Street Collingwood  
VIC 3066**

Sold Price

**\$600,000**

Sold Date

**19-Mar-20**

2

1

1

Distance

-



**308/60 Stanley Street Collingwood  
VIC 3066**

Sold Price

**\$590,000**

Sold Date

**22-Feb-20**

2

1

1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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