

## 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

105/10 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

\$465,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Mar 2021

to

28 Feb 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 14/22 STANLEY STREET COLLINGWOOD VIC 3066 | \$450,000 | 25-Oct-21 |
| 318/132 SMITH STREET COLLINGWOOD VIC 3066 | \$480,000 | 13-Nov-21 |
| 404/11 HODDLE STREET COLLINGWOOD VIC 3066 | \$440,000 | 15-Jan-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: 23 March 2022

**14/22 STANLEY STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$450,000** Sold Date **25-Oct-21**Distance **0.02km****318/132 SMITH STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$480,000** Sold Date **13-Nov-21**Distance **0.26km****404/11 HODDLE STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$440,000** Sold Date **15-Jan-22**Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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