

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

502F/50 Stanley Street Collingwood VIC 3066

Indicative selling price

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

Single Price

or range
between

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Jan 2021

to

31 Dec 2021

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

| | | |
|--|-----------|-----------|
| 302/50 Stanley Street Collingwood VIC 3066 | \$580,000 | 28-Mar-20 |
| 602/50 Stanley Street Collingwood VIC 3066 | \$576,000 | 30-Oct-19 |
| 208/60 Stanley Street Collingwood VIC 3066 | \$560,000 | 26-Nov-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: 13 January 2022



302/50 Stanley Street Collingwood Sold Price **\$580,000** Sold Date **28-Mar-20**
VIC 3066

2 1 1

Distance **0.05km**



602/50 Stanley Street Collingwood Sold Price **\$576,000** Sold Date **30-Oct-19**
VIC 3066

2 1 1

Distance **0.05km**



208/60 Stanley Street Collingwood Sold Price **\$560,000** Sold Date **26-Nov-20**
VIC 3066

2 1 1

Distance **0.05km**



606/60 Stanley Street Collingwood Sold Price **\$585,000** Sold Date **03-Feb-20**
VIC 3066

2 1 1

Distance **0.05km**



507/60 Stanley Street Collingwood Sold Price **\$620,000** Sold Date **27-Dec-19**
VIC 3066

2 1 1

Distance **0.05km**

RS = Recent sale UN = Undisclosed Sale

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