

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

107/40 Stanley Street, Collingwood Vic 3066

Indicative selling price

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

Range between

\$350,000

&

\$375,000

Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Collingwood

Period - From

01/01/2022

to

31/12/2022

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	120/40 Stanley St COLLINGWOOD 3066	\$415,000	03/10/2022
2	206/50 Stanley St COLLINGWOOD 3066	\$395,000	16/11/2022
3	404/50 Stanley St COLLINGWOOD 3066	\$370,000	15/09/2022

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:

08/03/2023 11:28



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Property Type: Apartment
Land Size: 51 sqm approx
Agent Comments

Indicative Selling Price
\$350,000 - \$375,000
Median Unit Price
Year ending December 2022: \$690,000

Comparable Properties

120/40 Stanley St COLLINGWOOD 3066 (VG) Agent Comments

1 - -

Price: \$415,000
Method: Sale
Date: 03/10/2022
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

206/50 Stanley St COLLINGWOOD 3066 (VG) Agent Comments

1 - -

Price: \$395,000
Method: Sale
Date: 16/11/2022
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



404/50 Stanley St COLLINGWOOD 3066 (REI/VG) Agent Comments

1 1 1

Price: \$370,000
Method: Private Sale
Date: 15/09/2022
Property Type: Apartment