Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	108/40 Stanley Street, Collingwood Vic 3066
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$555,000	&	\$600,000

Median sale price

Median price	\$640,000	Pro	perty Type	Jnit		Suburb	Collingwood
Period - From	01/07/2020	to	30/09/2020	So	ource	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

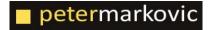
Add	dress of comparable property	Price	Date of sale
1	304/28 Stanley St COLLINGWOOD 3066	\$655,000	21/07/2020
2	205/122 Roseneath St CLIFTON HILL 3068	\$640,000	16/06/2020
3	411/181 Exhibition St MELBOURNE 3000	\$547,500	17/06/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/11/2020 09:51









Property Type: Apartment Agent Comments

Indicative Selling Price \$555,000 - \$600,000 Median Unit Price September quarter 2020: \$640,000

Comparable Properties



304/28 Stanley St COLLINGWOOD 3066 (REI)

Price: \$655,000 Method: Private Sale Date: 21/07/2020

Property Type: Apartment

Agent Comments



205/122 Roseneath St CLIFTON HILL 3068

(REI)

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Price: \$640,000 Method: Private Sale Date: 16/06/2020

Property Type: Apartment

Agent Comments



411/181 Exhibition St MELBOURNE 3000 (REI) Agent Comments

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Price: \$547,500 Method: Private Sale Date: 17/06/2020 Rooms: 3

Property Type: Apartment

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