

## 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

507/60 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

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Dec 2018

to

30 Nov 2019

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

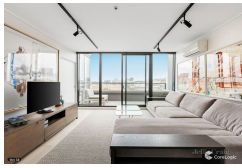
Date of sale

805/60 Stanley Street Collingwood VIC 3066	\$755,000	12-Nov-18
408/40 Stanley Street Collingwood VIC 3066	\$735,000	14-Jan-19
1/211 Wellington Street Collingwood VIC 3066	\$670,000	24-Jan-19

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: 08 December 2019



**805/60 Stanley Street Collingwood VIC 3066** Sold Price **\$755,000** Sold Date **12-Nov-18**

 2
  2
  1

Distance -



**408/40 Stanley Street Collingwood VIC 3066** Sold Price **\$735,000** Sold Date **14-Jan-19**

 2
  2
  2

Distance **0.07km**



**1/211 Wellington Street Collingwood VIC 3066** Sold Price **\$670,000** Sold Date **24-Jan-19**

 2
  1
  1

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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