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

120/40 Stanley Street, Collingwood Vic 3066

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$400,000		&		\$425,000			
Median sale pi	rice							
Median price	\$906,000	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	404/70 Stanley St COLLINGWOOD 3066	\$411,500	11/05/2022
2	408/51 Napoleon St COLLINGWOOD 3066	\$370,000	29/07/2022
3	106/40 Stanley St COLLINGWOOD 3066	\$370,000	29/07/2022

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:

15/09/2022 09:47





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Property Type: Apartment **Land Size:** 63 sqm approx Agent Comments Indicative Selling Price \$400,000 - \$425,000 Median Unit Price June quarter 2022: \$906,000

Comparable Properties



404/70 Stanley St COLLINGWOOD 3066 (REI/VG)



Price: \$411,500 Method: Private Sale Date: 11/05/2022 Property Type: Apartment Agent Comments

408/51 Napoleon St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$370,000 Method: Private Sale Date: 29/07/2022 Property Type: Apartment



106/40 Stanley St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$370,000 Method: Sold After Auction Date: 29/07/2022 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



propertydata com.au

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