

## 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

2/70 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)

Range between \$570,000

&amp;

\$627,000

**Median sale price**

Median price \$615,000

House

Unit

X

Suburb

Collingwood

Period - From 01/01/2019

to

31/03/2019

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		
2		
3		

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.

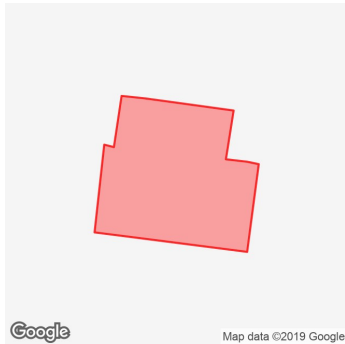
Max Fong  
03 9602 1699  
0428 854 144  
max.fong@vicprop.com.au

**Indicative Selling Price**

\$570,000 - \$627,000

**Median Unit Price**

March quarter 2019: \$615,000



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**1402/22-24 Jane Bell La MELBOURNE 3000 (REI)**

**Agent Comments**



**Price:** \$580,000

**Method:** Private Sale

**Date:** 28/04/2019

**Rooms:** -

**Property Type:** Apartment



**4/36-38 Bedford St COLLINGWOOD 3066 (REI)**

**Agent Comments**



**Price:** \$578,000

**Method:** Private Sale

**Date:** 07/05/2019

**Rooms:** 3

**Property Type:** Apartment

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.