

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

501/28 STANLEY STREET COLLINGWOOD VIC 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Jan 2024

to

31 Dec 2024

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

106/28 STANLEY STREET COLLINGWOOD VIC 3066	\$689,000	06-Feb-24
306/28 STANLEY STREET COLLINGWOOD VIC 3066	\$667,000	29-Jun-24

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: 07 January 2025

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**106/28 STANLEY STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$689,000** Sold Date **06-Feb-24**

Distance **0km**



**306/28 STANLEY STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$667,000** Sold Date **29-Jun-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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