

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 209/60 Stanley Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$575,000 & \$610,000

Median sale price

Median price \$612,500 Property Type Unit Suburb Collingwood

Period - From 01/07/2024 to 30/09/2024 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	24/22 Stanley St COLLINGWOOD 3066	\$560,000	20/10/2024
2	406/8 Keele St COLLINGWOOD 3066	\$640,000	05/07/2024
3	502/41 Peel St COLLINGWOOD 3066	\$590,000	31/05/2024

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: 27/11/2024 21:44



Property Type: Apartment

Agent Comments

Comparable Properties



24/22 Stanley St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 20/10/2024

Property Type: Apartment



406/8 Keele St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 05/07/2024

Property Type: Apartment



502/41 Peel St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 31/05/2024

Property Type: Unit