#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address 2	209/60 Stanley Street, Collingwood Vic 3066
Including suburb and	
postcode	

#### 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	Prope	erty Type Unit	t	Suburb	Collingwood
Period - From 01/07/2024	to 30	0/09/2024	Sou	ırce 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

Address of comparable property		1 1100	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



Date of sale



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**Indicative Selling Price** \$575,000 - \$610,000 **Median Unit Price** September quarter 2024: \$612,500



Property Type: Apartment **Agent Comments** 

## Comparable Properties



24/22 Stanley St COLLINGWOOD 3066 (REI)

2

**Agent Comments** 

Price: \$560,000 Method: Private Sale Date: 20/10/2024

Property Type: Apartment



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

2





Agent Comments

Price: \$640,000 Method: Private Sale Date: 05/07/2024

Property Type: Apartment



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

Price: \$590,000 Method: Private Sale Date: 31/05/2024 Property Type: Unit





**Agent Comments** 

Account - Jellis Craig | P: 03 8415 6100





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