

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 3/40 STANLEY STREET, COLLINGWOOD, VIC 3066

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$670,000 Property type Unit Suburb COLLINGWOOD

Period - From 01 July 2021 to 30 June 2022 Source Price Finder

Comparable property sales

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
304/9 ROBERT ST, COLLINGWOOD, VIC 3066	\$380,000	17/05/2022
51 NAPOLEON ST, COLLINGWOOD, VIC 3066	\$360,000	03/05/2022
601/60 STANLEY ST, COLLINGWOOD, VIC 3066	\$348,000	14/04/2022

This Statement of Information was prepared on: 08/07/2022