

101/80 Stanley Street, Collingwood Vic 3066



1 Bed 1 Bath - Car
Property Type: Apartment
Indicative Selling Price
 \$420,000
Median House Price
 Year ending March 2024: \$660,000

Comparable Properties



106/300 Young Street, Fitzroy 3065 (REI/VG)

1 Bed 1 Bath 1 Car
Price: \$425,000
Method: Private Sale
Date: 01/05/2024
Property Type: Apartment
Agent Comments: This property has the following in comparison: Similar location, Inferior size & Superior accommodation



206/70 Stanley Street, Collingwood 3066 (REI)

1 Bed 1 Bath 1 Car
Price: \$415,000
Method: Private Sale
Date: 24/04/2024
Property Type: Apartment
Agent Comments: This property has the following in comparison: Similar location, Inferior size & Superior accommodation



1201E/9 Robert Street, Collingwood 3066 (REI)

1 Bed 1 Bath 1 Car
Price: \$415,000
Method: Private Sale
Date: 06/05/2024
Property Type: Apartment
Agent Comments: This property has the following in comparison: Similar location, Inferior size & Similar accommodation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

101/80 Stanley Street, Collingwood Vic 3066

Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$660,000

Unit

x

Suburb

Collingwood

Period - From

01/04/2023

to

31/03/2024

Source

REIV

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
106/300 Young Street, FITZROY 3065	\$425,000	01/05/2024
206/70 Stanley Street, COLLINGWOOD 3066	\$415,000	24/04/2024
1201E/9 Robert Street, COLLINGWOOD 3066	\$415,000	06/05/2024

This Statement of Information was prepared on:

08/08/2024