

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

19/18-22 Stanley Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$420,000 & \$440,000

Median sale price

Median price \$652,500 Property Type Unit Suburb Collingwood

Period - From 01/10/2023 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	406/40 Stanley St COLLINGWOOD 3066	\$451,000	30/08/2024
2	212E/9 Robert St COLLINGWOOD 3066	\$435,000	07/06/2024
3	9/18-22 Stanley St COLLINGWOOD 3066	\$425,000	05/06/2024

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:

11/10/2024 17:21



Property Type:
Agent Comments

Indicative Selling Price
\$420,000 - \$440,000
Median Unit Price
Year ending September 2024: \$652,500

Comparable Properties



406/40 Stanley St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$451,000
Method: Private Sale
Date: 30/08/2024
Property Type: Apartment



212E/9 Robert St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$435,000
Method: Private Sale
Date: 07/06/2024
Property Type: Unit



9/18-22 Stanley St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$425,000
Method: Private Sale
Date: 05/06/2024
Property Type: Apartment

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017