

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

506/70 Stanley Street Collingwood VIC 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$640,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 406/70 Stanley Street Collingwood VIC 3066 | \$710,000 | 16-Jul-21 |
| 606/70 Stanley Street Collingwood VIC 3066 | \$630,000 | 31-Aug-21 |
| 607/70 Stanley Street Collingwood VIC 3066 | \$675,000 | 15-Oct-20 |

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 6 months.~~

This Statement of Information was prepared on: 09 October 2021



406/70 Stanley Street Collingwood VIC 3066 Sold Price **\$710,000** Sold Date **16-Jul-21**

 2
  1
  1

Distance -



606/70 Stanley Street Collingwood VIC 3066 Sold Price ^{RS} **\$630,000** Sold Date **31-Aug-21**

 2
  1
  1

Distance -



607/70 Stanley Street Collingwood VIC 3066 Sold Price **\$675,000** Sold Date **15-Oct-20**

 2
  1
  2

Distance -

RS = Recent sale UN = Undisclosed Sale

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