

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

204/80 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

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Feb 2024

to

31 Jan 2025

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

406/40 STANLEY STREET COLLINGWOOD VIC 3066	\$451,000	30-Aug-24
415/158 SMITH STREET COLLINGWOOD VIC 3066	\$480,000	16-Sep-24
11/22 STANLEY STREET COLLINGWOOD VIC 3066	\$460,000	03-Aug-24

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: 03 February 2025



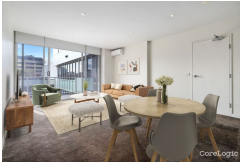
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**406/40 STANLEY STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$451,000** Sold Date **30-Aug-24**

Distance **0.11km**



**415/158 SMITH STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$480,000** Sold Date **16-Sep-24**

Distance **0.32km**



**11/22 STANLEY STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$460,000** Sold Date **03-Aug-24**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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