

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

504/50 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Aug 2022

to

31 Jul 2023

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

156/158 SMITH STREET COLLINGWOOD VIC 3066	425000	20-Mar-23
907E/9 ROBERT STREET COLLINGWOOD VIC 3066	410000	25-Apr-23
909D/21 ROBERT STREET COLLINGWOOD VIC 3066	405000	19-May-23

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 August 2023



**156/158 SMITH STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **425000** Sold Date **20-Mar-23**

Distance **0.31km**



**907E/9 ROBERT STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **410000** Sold Date **25-Apr-23**

Distance **0.48km**



**909D/21 ROBERT STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **405000** Sold Date **19-May-23**

Distance **0.48km**



**205D/21 ROBERT STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price ^{RS}**395000**^{UN} Sold Date **24-May-23**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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