

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

113/40 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

\$389,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Jul 2019

to

30 Jun 2020

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

5/122-128 Sackville Street Collingwood VIC 3066	\$376,000	22-Feb-20
9/122-128 Sackville Street Collingwood VIC 3066	\$387,000	27-Jun-20
311/3 Hoddle Street Collingwood VIC 3066	\$390,000	23-Mar-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: 16 July 2020

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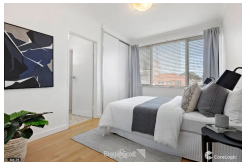


5/122-128 Sackville Street
 Collingwood VIC 3066

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Sold Price **\$376,000** Sold Date **22-Feb-20**

Distance **0.62km**



9/122-128 Sackville Street
 Collingwood VIC 3066

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Sold Price **\$387,000** Sold Date **27-Jun-20**

Distance **0.62km**



311/3 Hoddle Street Collingwood
 VIC 3066

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Sold Price **\$390,000** Sold Date **23-Mar-20**

Distance **0.93km**

RS = Recent sale UN = Undisclosed Sale

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