

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 112/40 Stanley Street, Collingwood Vic 3066

Indicative selling price

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

Single price \$449,000

Median sale price

Median price \$591,000 House Unit X Suburb Collingwood

Period - From 01/04/2019 to 30/06/2019 Source REIV

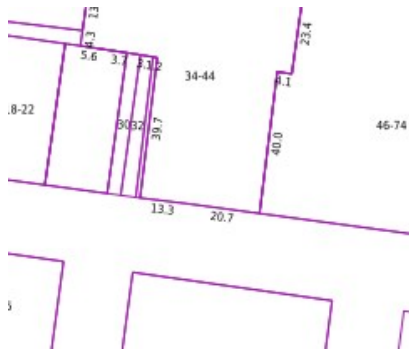
Comparable property sales (*Delete A or B below as applicable)

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	338/158 Smith St COLLINGWOOD 3066	\$466,000	22/05/2019
2	230/158 Smith St COLLINGWOOD 3066	\$440,000	02/05/2019
3	124/40 Stanley St COLLINGWOOD 3066	\$435,000	03/04/2019

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



338/158 Smith St COLLINGWOOD 3066
(REI/VG)

Agent Comments



Price: \$466,000

Method: Sold Before Auction

Date: 22/05/2019

Rooms: 2

Property Type: Apartment



230/158 Smith St COLLINGWOOD 3066
(REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 02/05/2019

Rooms: -

Property Type: Apartment



124/40 Stanley St COLLINGWOOD 3066
(REI/VG)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 03/04/2019

Rooms: -

Property Type: Apartment