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	24/22 Stanley Street, Collingwood Vic 3066

Indicative selling price

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

Single price $565,000

Median sale price

Median price $689,000 Property Type Unit Suburb Collingwood

Period - From 01/04/2024 to 30/06/2024 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	101B/3 Brewery La COLLINGWOOD 3066	$600,000	19/07/2024
2	511D/21 Robert St COLLINGWOOD 3066	$590,000	15/07/2024
3	303E/9 Robert St COLLINGWOOD 3066	$555,000	04/07/2024

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.~~

This Statement of Information was prepared on: 07/10/2024 10:50

24/22 Stanley Street, Collingwood Vic 3066

Simon Shrimpton
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2 1 1

Rooms: 3
Property Type: Apartment
Land Size: Strata sqm approx

Indicative Selling Price
$565,000
Median Unit Price
June quarter 2024: $689,000

Agent Comments

Secured in a striking boutique setting just steps from Oxford and Smith Streets, this stunning 2 bedroom apartment is brimming with brilliant designer style and sophistication at Collingwood's creative heart.

Comparable Properties



101B/3 Brewery La COLLINGWOOD 3066 (REI)

2 1 1

Agent Comments

Price: $600,000
Method: Private Sale
Date: 19/07/2024
Property Type: Unit



511D/21 Robert St COLLINGWOOD 3066 (REI)

2 1 1

Agent Comments

Price: $590,000
Method: Private Sale
Date: 15/07/2024
Property Type: Apartment



303E/9 Robert St COLLINGWOOD 3066 (REI)

2 1 1

Agent Comments

Price: $555,000
Method: Private Sale
Date: 04/07/2024
Property Type: Apartment

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