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

6/50 Stanley Street, Collingwood Vic 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$400,000		&		\$440,000			
Median sale price								
Median price	\$640,000	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	206/40 Stanley St COLLINGWOOD 3066	\$410,000	16/06/2025
2	505/50 Stanley St COLLINGWOOD 3066	\$405,000	12/05/2025
3	5/10 Stanley St COLLINGWOOD 3066	\$420,000	24/01/2025

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:

27/06/2025 13:11



BigginScott





Property Type: Apartment **Land Size:** 55 sqm approx Agent Comments Emily Sayers 03 9426 4000 0404 988 850 esayers@bigginscott.com.au

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price March quarter 2025: \$640,000

Comparable Properties

206/40 Stanley St COLLINGWOOD 3066 (REI) 1 1 1 1 Price: \$410,000 Method: Private Sale Date: 16/06/2025 Property Type: Apartment	Agent Comments
505/50 Stanley St COLLINGWOOD 3066 (REI) 1 1 1 1 1 1 1 Price: \$405,000 Method: Private Sale Date: 12/05/2025 Property Type: Apartment	Agent Comments
5/10 Stanley St COLLINGWOOD 3066 (REI/VG) 1 1 1 1 1 1 1 Price: \$420,000 Method: Private Sale Date: 24/01/2025 Property Type: Apartment	Agent Comments

Account - BigginScott | P: 03 9426 4000



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