

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

129/158 Smith Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$625,000 & \$675,000

Median sale price

Median price \$625,000 Property Type Unit Suburb Collingwood

Period - From 01/01/2024 to 31/12/2024 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 | 146/158 Smith St COLLINGWOOD 3066 | \$650,000 | 14/01/2025 |
| 2 | 803/60 Stanley St COLLINGWOOD 3066 | \$682,000 | 02/12/2024 |
| 3 | 1306E/9 Robert St COLLINGWOOD 3066 | \$635,000 | 08/11/2024 |

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: 21/01/2025 11:06



 2
  2
  1

Property Type: Apartment

Land Size: 67 sqm approx

Agent Comments

Indicative Selling Price

\$625,000 - \$675,000

Median Unit Price

Year ending December 2024: \$625,000

Comparable Properties



146/158 Smith St COLLINGWOOD 3066 (REI)

Agent Comments

 2
  2
  1

Price: \$650,000

Method: Private Sale

Date: 14/01/2025

Property Type: Apartment



803/60 Stanley St COLLINGWOOD 3066 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$682,000

Method: Private Sale

Date: 02/12/2024

Property Type: Apartment



1306E/9 Robert St COLLINGWOOD 3066 (REI)

Agent Comments

 2
  2
  1

Price: \$635,000

Method: Private Sale

Date: 08/11/2024

Property Type: Unit

Account - VICPROP



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