

## 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

415/158 SMITH STREET COLLINGWOOD VIC 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$475,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Aug 2023

to

31 Jul 2024

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

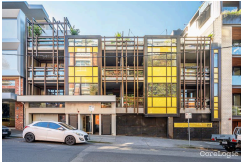
4/22 STANLEY STREET COLLINGWOOD VIC 3066	\$475,000	19-Jun-24
11/22 STANLEY STREET COLLINGWOOD VIC 3066	\$460,000	04-Aug-24
116/88 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$520,000	22-Jun-24

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: 21 August 2024

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**4/22 STANLEY STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price <sup>RS</sup> **\$475,000** Sold Date **19-Jun-24**

Distance **0.26km**



**11/22 STANLEY STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price <sup>RS</sup> **\$460,000** <sup>UN</sup> Sold Date **04-Aug-24**

Distance **0.26km**



**116/88 CAMBRIDGE STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price <sup>RS</sup> **\$520,000** <sup>UN</sup> Sold Date **22-Jun-24**

Distance **0.26km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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