

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

248/158 SMITH STREET COLLINGWOOD VIC 3066

Indicative selling price

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

Single Price

or range
between

\$680,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Nov 2022

to

31 Oct 2023

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

101/132 SMITH STREET COLLINGWOOD VIC 3066	\$680,000	09-Mar-23
409/158 SMITH STREET COLLINGWOOD VIC 3066	\$692,250	20-Jun-23
216/132 SMITH STREET COLLINGWOOD VIC 3066	\$700,000	06-Sep-23

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: 29 November 2023

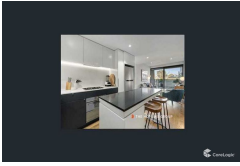


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101/132 SMITH STREET
COLLINGWOOD VIC 3066

2 2 1

Sold Price **\$680,000** Sold Date **09-Mar-23**

Distance **0km**



409/158 SMITH STREET
COLLINGWOOD VIC 3066

2 2 1

Sold Price **\$692,250** Sold Date **20-Jun-23**

Distance **0km**



216/132 SMITH STREET
COLLINGWOOD VIC 3066

2 2 1

Sold Price **\$700,000** Sold Date **06-Sep-23**

Distance **0.05km**



207/28 STANLEY STREET
COLLINGWOOD VIC 3066

2 2 1

Sold Price **\$690,000** Sold Date **07-Aug-23**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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