

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

213/132 Smith Street, Collingwood Vic 3066

Indicative selling price

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

Range between

\$680,000

&

\$720,000

Median sale price

Median price

\$898,500

Property Type

Unit

Suburb

Collingwood

Period - From

01/04/2021

to

30/06/2021

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	514/158 Smith St COLLINGWOOD 3066	\$740,000	14/07/2021
2	406/70 Stanley St COLLINGWOOD 3066	\$710,000	16/07/2021
3	201/132 Smith St COLLINGWOOD 3066	\$687,500	04/05/2021

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:

14/10/2021 10:23

213/132 Smith Street, Collingwood Vic 3066

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Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

June quarter 2021: \$898,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



514/158 Smith St COLLINGWOOD 3066

(REI/VG)

Agent Comments



Price: \$740,000

Method: Sold Before Auction

Date: 14/07/2021

Property Type: Apartment



406/70 Stanley St COLLINGWOOD 3066

(REI/VG)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 16/07/2021

Property Type: Apartment

201/132 Smith St COLLINGWOOD 3066 (VG)

Agent Comments



Price: \$687,500

Method: Sale

Date: 04/05/2021

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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