

# 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

127/158 Smith Street, Collingwood Vic 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$700,000

### Median sale price

Median price

\$556,000

Property Type

Unit

Suburb

Collingwood

Period - From

01/04/2023

to

30/06/2023

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 | 216/132 Smith St COLLINGWOOD 3066  | \$700,000 | 06/09/2023   |
| 2 | 705D/21 Robert St COLLINGWOOD 3066 | \$675,000 | 20/09/2023   |
| 3 | 2108/555 Swanston St CARLTON 3053  | \$650,000 | 01/08/2023   |

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:

06/10/2023 09:17



**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**216/132 Smith St COLLINGWOOD 3066 (REI)**

**Agent Comments**



**Price:** \$700,000

**Method:** Private Sale

**Date:** 06/09/2023

**Property Type:** Apartment



**705D/21 Robert St COLLINGWOOD 3066 (REI)**

**Agent Comments**



**Price:** \$675,000

**Method:** Private Sale

**Date:** 20/09/2023

**Property Type:** Apartment



**2108/555 Swanston St CARLTON 3053 (REI)**

**Agent Comments**



**Price:** \$650,000

**Method:** Private Sale

**Date:** 01/08/2023

**Property Type:** Apartment

**Account - Jellis Craig**