

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	149/158 Smith Street, Collingwood Vic 3066
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$605,000

Median sale price

Median price	\$612,500	Hou	se	Unit	Х	S	uburb	Collingwood
Period - From	01/01/2017	to	31/12/2017		Source	REIV		

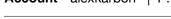
Comparable property sales (*Delete A or B below as applicable)

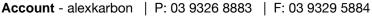
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

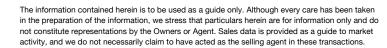
Address of comparable property **Price** Date of sale 1 215/132 Smith St COLLINGWOOD 3066 \$635,000 29/09/2017 2 212/132 Smith St COLLINGWOOD 3066 \$615,000 12/08/2017 3 212/3 Hoddle St COLLINGWOOD 3066 \$565,000 22/09/2017

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.





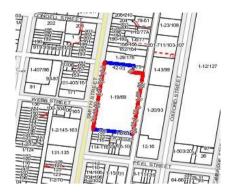


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Rooms: Property Type: Agent Comments Indicative Selling Price \$550,000 - \$605,000 Median Unit Price Year ending December 2017: \$612,500

Comparable Properties



215/132 Smith St COLLINGWOOD 3066 (REI)

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Price: \$635,000 Method: Private Sale Date: 29/09/2017 Rooms: 3

Property Type: Apartment

Agent Comments



212/132 Smith St COLLINGWOOD 3066 (REI)

2 = 2

Price: \$615,000 Method: Auction Sale Date: 12/08/2017 Rooms: 4

Property Type: Apartment

Agent Comments



212/3 Hoddle St COLLINGWOOD 3066 (REI)

1 2 **1** 2 **1** 3

Price: \$565,000

Method: Sold Before Auction

Date: 22/09/2017 Rooms: -

Property Type: Apartment

Agent Comments

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884





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