

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

149/158 Smith Street, Collingwood Vic 3066

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000

&

\$605,000

Median sale price

Median price \$612,500

House

Unit

X

Suburb

Collingwood

Period - From 01/01/2017

to

31/12/2017

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	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.



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) Agent Comments



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



212/132 Smith St COLLINGWOOD 3066 (REI) Agent Comments



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



212/3 Hoddle St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$565,000
Method: Sold Before Auction
Date: 22/09/2017
Rooms: -
Property Type: Apartment