

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

346/158 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

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Sep 2023

to

31 Aug 2024

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

202/107 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$525,000	10-May-24
403/41 PEEL STREET COLLINGWOOD VIC 3066	\$512,000	05-Jul-24
102/40 STANLEY STREET COLLINGWOOD VIC 3066	\$500,000	01-Mar-24

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: 02 September 2024



**202/107 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$525,000** Sold Date **10-May-24**

Distance **0.11km**



**403/41 PEEL STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price ^{RS} **\$512,000** Sold Date **05-Jul-24**

Distance **0.22km**



**102/40 STANLEY STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$500,000** Sold Date **01-Mar-24**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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