

## 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

303/132 SMITH STREET COLLINGWOOD VIC 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Dec 2023

to

30 Nov 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

143/158 SMITH STREET COLLINGWOOD VIC 3066	\$650,000	13-Aug-24
414/158 SMITH STREET COLLINGWOOD VIC 3066	\$597,000	30-Sep-24
419/158 SMITH STREET COLLINGWOOD VIC 3066	\$600,000	15-Oct-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: 19 December 2024



**143/158 SMITH STREET  
COLLINGWOOD VIC 3066**

 2  2  1

Sold Price **\$650,000** Sold Date **13-Aug-24**

Distance **0km**



**414/158 SMITH STREET  
COLLINGWOOD VIC 3066**

 2  2  1

Sold Price **\$597,000** Sold Date **30-Sep-24**

Distance **0km**



**419/158 SMITH STREET  
COLLINGWOOD VIC 3066**

 2  2  1

Sold Price **\$600,000** Sold Date **15-Oct-24**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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