

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

23/176 Smith Street, Collingwood Vic 3066

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$906,000

Property Type

Unit

Suburb

Collingwood

Period - From

01/04/2022

to

30/06/2022

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.

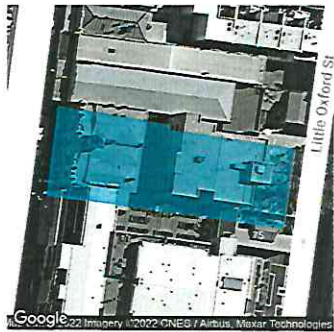
	Address of comparable property	Price	Date of sale
1	3/15 Keppel St CARLTON 3053	\$706,000	04/06/2022
2	209/2 Hotham St COLLINGWOOD 3066	\$680,000	07/04/2022
3	515/158 Smith St COLLINGWOOD 3066	\$660,000	02/06/2022

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:

27/07/2022 13:17



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
June quarter 2022: \$906,000

Comparable Properties



3/15 Keppel St CARLTON 3053 (REI)

Agent Comments



Price: \$706,000
Method: Auction Sale
Date: 04/06/2022
Property Type: Apartment



209/2 Hotham St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$680,000
Method: Auction Sale
Date: 07/04/2022
Property Type: Unit



515/158 Smith St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 02/06/2022
Property Type: Unit