

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

428/158 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

\$465,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Feb 2023

to

31 Jan 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

236/158 SMITH STREET COLLINGWOOD VIC 3066	\$465,000	31-Oct-23
506/60 ISLINGTON STREET COLLINGWOOD VIC 3066	\$485,000	21-Jan-24
150/158 SMITH STREET COLLINGWOOD VIC 3066	\$475,000	10-Aug-23

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: 06 February 2024



**236/158 SMITH STREET
COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$465,000** Sold Date **31-Oct-23**

Distance **0.03km**



**506/60 ISLINGTON STREET
COLLINGWOOD VIC 3066**

 1  1  1

Sold Price ^{RS} **\$485,000** Sold Date **21-Jan-24**

Distance **0.69km**



**150/158 SMITH STREET
COLLINGWOOD VIC 3066**

 -  1  1

Sold Price **\$475,000** Sold Date **10-Aug-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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