

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

234/158 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

\$498,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Collingwood

Period-from

01 May 2021

to

30 Apr 2022

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

203/107 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$530,000	15-Dec-21
318/132 SMITH STREET COLLINGWOOD VIC 3066	\$480,000	13-Nov-21
246/158 SMITH STREET COLLINGWOOD VIC 3066	\$477,500	18-Dec-20

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: 13 May 2022

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**203/107 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

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Sold Price **\$530,000** Sold Date **15-Dec-21**

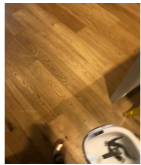
Distance -

**318/132 SMITH STREET
COLLINGWOOD VIC 3066**

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Sold Price **\$480,000** Sold Date **13-Nov-21**

Distance -

**246/158 SMITH STREET
COLLINGWOOD VIC 3066**

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Sold Price **\$477,500** Sold Date **18-Dec-20**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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