

## 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

22/176 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Jun 2023

to

31 May 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

7/31 NAPOLEON STREET COLLINGWOOD VIC 3066	\$434,000	16-Jan-24
218/132 SMITH STREET COLLINGWOOD VIC 3066	\$465,000	30-Aug-23
236/158 SMITH STREET COLLINGWOOD VIC 3066	\$465,000	31-Oct-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: 25 June 2024



**7/31 NAPOLEON STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$434,000** Sold Date **16-Jan-24**

Distance **0.25km**



**218/132 SMITH STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$465,000** Sold Date **30-Aug-23**

Distance **0.08km**



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

1 1 1

Sold Price Sold Date **31-Oct-23**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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