

## 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

413/158 SMITH STREET COLLINGWOOD VIC 3066

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$696,750

Property type

Unit

Suburb

Collingwood

Period-from

01 Feb 2022

to

31 Jan 2023

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 141/158 SMITH STREET COLLINGWOOD VIC 3066 | \$625,000 | 01-Dec-22 |
| 148/158 SMITH STREET COLLINGWOOD VIC 3066 | \$600,000 | 13-Aug-22 |
| 224/158 SMITH STREET COLLINGWOOD VIC 3066 | \$625,000 | 02-Sep-22 |

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: 02 February 2023



**141/158 SMITH STREET  
COLLINGWOOD VIC 3066**

2 2 1

Sold Price

**\$625,000**

Sold Date

**01-Dec-22**

Distance

**0km**



**148/158 SMITH STREET  
COLLINGWOOD VIC 3066**

2 2 1

Sold Price

**\$600,000**

Sold Date

**13-Aug-22**

Distance

**0km**



**224/158 SMITH STREET  
COLLINGWOOD VIC 3066**

2 2 1

Sold Price

**\$625,000**

Sold Date

**02-Sep-22**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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