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	236/158 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	$460,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	Unit	Suburb	Collingwood
Period-from	01 Oct 2022	to	30 Sep 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
218/132 SMITH STREET COLLINGWOOD VIC 3066	$465,000	30-Aug-23
133/158 SMITH STREET COLLINGWOOD VIC 3066	$486,000	19-Jul-23
405/132 SMITH STREET COLLINGWOOD VIC 3066	$500,000	21-Sep-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: 16 October 2023

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218/132 SMITH STREET COLLINGWOOD VIC 3066

1 1 1

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

Distance **0km**



133/158 SMITH STREET COLLINGWOOD VIC 3066

1 1 1

Sold Price **$486,000** Sold Date **19-Jul-23**

Distance **0km**



405/132 SMITH STREET COLLINGWOOD VIC 3066

1 1 1

Sold Price RS **$500,000** Sold Date **21-Sep-23**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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