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

153/158 Smith Street, Collingwood Vic 3066

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$625,000		&		\$670,000			
Median sale pr	ice							
Median price	\$660,000	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/04/2023	to	31/03/2024		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	240/158 Smith St COLLINGWOOD 3066	\$856,000	09/03/2024
2	248/158 Smith St COLLINGWOOD 3066	\$660,000	15/01/2024
3	1210D/21 Robert St COLLINGWOOD 3066	\$655,000	12/03/2024

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 six months.

This Statement of Information was prepared on:

08/05/2024 13:32









Property Type: Apartment Agent Comments Indicative Selling Price \$625,000 - \$670,000 Median Unit Price Year ending March 2024: \$660,000

Comparable Properties



Price: \$856,000 **Method:** Sold Before Auction

240/158 Smith St COLLINGWOOD 3066 (REI)



248/158 Smith St COLLINGWOOD 3066

Property Type: Apartment

Date: 09/03/2024

(REI/VG)

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Agent Comments

Agent Comments



Price: \$660,000 Method: Private Sale Date: 15/01/2024 Property Type: Apartment



1210D/21 Robert St COLLINGWOOD 3066 (REI/VG)

, **i** 2 **G** 1 Agent Comments

Price: \$655,000 Method: Private Sale Date: 12/03/2024 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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