

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 consumer.vic.gov.au/underquoting

Range between \$645,000 & \$675,000

Median sale price

Median price \$703,000 Property Type Unit Suburb Collingwood

Period - From 01/10/2023 to 31/12/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	127/158 Smith St COLLINGWOOD 3066	\$700,000	26/10/2023
2	147/158 Smith St COLLINGWOOD 3066	\$663,000	10/10/2023
3	248/158 Smith St COLLINGWOOD 3066	\$660,000	15/01/2024

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:

03/04/2024 13:40



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Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$645,000 - \$675,000

Median Unit Price

December quarter 2023: \$703,000

Comparable Properties



127/158 Smith St COLLINGWOOD 3066
(REI/VG)

Agent Comments

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Price: \$700,000

Method: Private Sale

Date: 26/10/2023

Property Type: Apartment

147/158 Smith St COLLINGWOOD 3066 (VG)

Agent Comments

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Price: \$663,000

Method: Sale

Date: 10/10/2023

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



248/158 Smith St COLLINGWOOD 3066
(REI/VG)

Agent Comments

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Price: \$660,000

Method: Private Sale

Date: 15/01/2024

Property Type: Apartment

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