Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| | 153/158 Smith Street, Collingwood Vic 3066 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |

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 | Pro | perty Type Ur | nit | | Suburb | Collingwood |
|---------------|------------|-----|---------------|-----|------|--------|-------------|
| Period - From | 01/10/2023 | to | 31/12/2023 | 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.

Address of comparable property

| Add | dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: 03/0 | 4/2024 13:40 |
|---|--------------|
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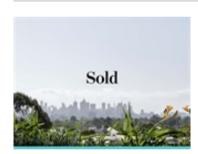




Property Type: Apartment/Unit **Agent Comments**

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) **-**2







Price: \$700,000 Method: Private Sale Date: 26/10/2023

Property Type: Apartment

Agent Comments

147/158 Smith St COLLINGWOOD 3066 (VG)









Price: \$663,000 Method: Sale Date: 10/10/2023

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments











Price: \$660.000 Method: Private Sale Date: 15/01/2024

Property Type: Apartment

Agent Comments

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



