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<br>Including suburb and postcode | 215/132 Smith Street, Collingwood Vic 3066 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $690,000 & $720,000

## Median sale price

Median price $669,000 Property Type Unit Suburb Collingwood

Period - From 24/12/2020 to 23/12/2021 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 | 1202/68 Cambridge St COLLINGWOOD 3066 | $740,000 | 15/12/2021 |
| 2 | 406/70 Stanley St COLLINGWOOD 3066 | $710,000 | 16/07/2021 |
| 3 | 101/40 Stanley St COLLINGWOOD 3066 | $700,000 | 01/10/2021 |

**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: 24/12/2021 12:24

# 215/132 Smith Street, Collingwood Vic 3066

Domenic Zanellini
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2 2 1

**Rooms:** 3
**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$690,000 - $720,000
**Median Unit Price**
24/12/2020 - 23/12/2021: $669,000

## Comparable Properties



**1202/68 Cambridge St COLLINGWOOD 3066 (REI)**

2 1 1

**Price:** $740,000
**Method:** Sold Before Auction
**Date:** 15/12/2021
**Property Type:** Unit

Agent Comments



**406/70 Stanley St COLLINGWOOD 3066 (REI/VG)**

2 1 1

**Price:** $710,000
**Method:** Private Sale
**Date:** 16/07/2021
**Property Type:** Apartment

Agent Comments



**101/40 Stanley St COLLINGWOOD 3066 (REI/VG)**

2 1 1

**Price:** $700,000
**Method:** Private Sale
**Date:** 01/10/2021
**Property Type:** Apartment

Agent Comments



REIV THE DIFFERENCE | propertydata.com.au

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