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 | 351/158 Smith Street, Collingwood Vic 3066 |

## Indicative selling price

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

Single price $479,000

## Median sale price

Median price $708,000 Property Type Unit Suburb Collingwood

Period - From 01/01/2022 to 31/03/2022 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 | 903/470 Smith St COLLINGWOOD 3066 | $480,000 | 28/01/2022 |
| 2 | 108/2 Hotham St COLLINGWOOD 3066 | $475,000 | 22/04/2022 |
| 3 | 102D/21 Robert St COLLINGWOOD 3066 | $465,000 | 25/03/2022 |

**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: 07/06/2022 10:01

# 351/158 Smith Street, Collingwood Vic 3066

Domenic Zanellini
03 9347 1170
0404 878 879
domenic.zanellini@belleproperty.com



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**Property Type:** Apartment
**Land Size:** 63 sqm approx

Agent Comments

**Indicative Selling Price**
$479,000
**Median Unit Price**
March quarter 2022: $708,000

## Comparable Properties

**903/470 Smith St COLLINGWOOD 3066 (VG)**

1 - -

Agent Comments

**Price:** $480,000
**Method:** Sale
**Date:** 28/01/2022
**Property Type:** Subdivided Unit/Villa/Townhouse - Single OYO Unit



**108/2 Hotham St COLLINGWOOD 3066 (REI/VG)**

1 1 1

Agent Comments

**Price:** $475,000
**Method:** Private Sale
**Date:** 22/04/2022
**Property Type:** Apartment

**102D/21 Robert St COLLINGWOOD 3066 (REI/VG)**

1 1 1

Agent Comments

**Price:** $465,000
**Method:** Private Sale
**Date:** 25/03/2022
**Property Type:** Apartment



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