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	224/158 SMITH STREET COLLINGWOOD VIC 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$650,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$695,000	Property type	Unit	Suburb	Collingwood
Period-from	01 Jun 2021	to	31 May 2022	Source	Corelogic

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

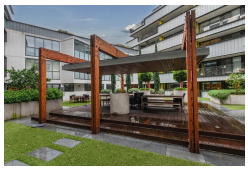
Address of comparable property	Price	Date of sale
515/158 SMITH STREET COLLINGWOOD VIC 3066	$660,000	03-Jun-22
118/132 SMITH STREET COLLINGWOOD VIC 3066	$675,000	16-Feb-22
215/132 SMITH STREET COLLINGWOOD VIC 3066	$696,000	10-Feb-22

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 6 months.~~

This Statement of Information was prepared on: 20 June 2022

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515/158 SMITH STREET COLLINGWOOD VIC 3066

2 2 1

Sold Price RS **$660,000** Sold Date **03-Jun-22**

Distance **-**



118/132 SMITH STREET COLLINGWOOD VIC 3066

2 2 1

Sold Price **$675,000** Sold Date **16-Feb-22**

Distance **-**



215/132 SMITH STREET COLLINGWOOD VIC 3066

2 2 1

Sold Price **$696,000** Sold Date **10-Feb-22**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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