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

249/158 Smith Street, Collingwood Vic 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$600,000		&		\$630,000					
Median sale p	rice									
Median price	\$699,500	Pro	operty Type	Unit			Suburb	Collingwood		
Period - From	01/10/2020	to	30/09/2021		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.

Add	dress of comparable property	Price	Date of sale
1	226/158 Smith St COLLINGWOOD 3066	\$650,000	10/08/2021
2	407/470 Smith St COLLINGWOOD 3066	\$600,000	01/08/2021
3	404/6 Mater St COLLINGWOOD 3066	\$590,000	29/07/2021

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:

18/10/2021 11:34



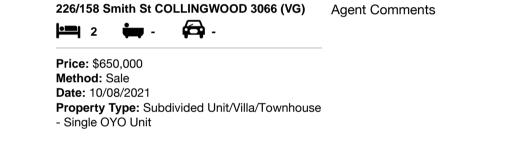






Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$600,000 - \$630,000 Median Unit Price Year ending September 2021: \$699,500

Comparable Properties



407/470 Smith St COLLINGWOOD 3066 (VG)

Agent Comments



Price: \$600,000 Method: Sale Date: 01/08/2021 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



404/6 Mater St COLLINGWOOD 3066 (REI/VG) Agent Comments



Price: \$590,000 Method: Private Sale Date: 29/07/2021 Property Type: Apartment

Account - Biggin & Scott | P: 03 9429 9177



propertydata

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