

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

107/132 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

\$698,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Nov 2020

to

31 Oct 2021

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

204/132 Smith Street Collingwood VIC 3066	\$675,000	21-May-21
213/132 Smith Street Collingwood VIC 3066	\$710,000	05-Nov-21
101/40 Stanley Street Collingwood VIC 3066	\$700,000	01-Oct-21

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: 09 November 2021



**204/132 Smith Street Collingwood
VIC 3066**

Sold Price

\$675,000

Sold Date

21-May-21

 2  2  1

Distance

-



**213/132 Smith Street Collingwood
VIC 3066**

Sold Price

^{RS} **\$710,000**

Sold Date

05-Nov-21

 2  2  1

Distance

-



**101/40 Stanley Street Collingwood
VIC 3066**

Sold Price

\$700,000

Sold Date

01-Oct-21

 2  1  1

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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