

## 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 301/466 Smith Street, Collingwood Vic 3066

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$699,000

#### Median sale price

Median price \$600,000 House Unit X Suburb Collingwood

Period - From 01/10/2018 to 31/12/2018 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	805/470 Smith St COLLINGWOOD 3066	\$725,000	15/11/2018
2	908/470 Smith St COLLINGWOOD 3066	\$725,000	15/11/2018
3	412/470 Smith St COLLINGWOOD 3066	\$719,000	15/11/2018

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.

301/466 Smith Street, Collingwood Vic 3066



 2  2  1

**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$699,000  
**Median Unit Price**  
December quarter 2018: \$600,000

## Comparable Properties

**805/470 Smith St COLLINGWOOD 3066 (VG)** **Agent Comments**

 2  -  -

**Price:** \$725,000  
**Method:** Sale  
**Date:** 15/11/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

**908/470 Smith St COLLINGWOOD 3066 (VG)** **Agent Comments**

 2  -  -

**Price:** \$725,000  
**Method:** Sale  
**Date:** 15/11/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

**412/470 Smith St COLLINGWOOD 3066 (VG)** **Agent Comments**

 2  -  -

**Price:** \$719,000  
**Method:** Sale  
**Date:** 15/11/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)