

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

13/176 Smith Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$370,000

&

\$390,000

Median sale price

Median price \$594,500

House

Unit

X

Suburb

Collingwood

Period - From 01/04/2018

to

31/03/2019

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	4/203 Punt Rd RICHMOND 3121	\$391,000	31/05/2019
2	118/88 Trenerry Cr ABBOTSFORD 3067	\$380,000	20/12/2018
3	104/41 Peel St COLLINGWOOD 3066	\$365,000	31/01/2019

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.

13/176 Smith Street, Collingwood Vic 3066



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$370,000 - \$390,000
Median Unit Price
Year ending March 2019: \$594,500

Comparable Properties



4/203 Punt Rd RICHMOND 3121 (REI)

Agent Comments



Price: \$391,000
Method: Sold Before Auction
Date: 31/05/2019
Rooms: 2
Property Type: Apartment



118/88 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 20/12/2018
Rooms: 2
Property Type: Apartment



104/41 Peel St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 31/01/2019
Rooms: -
Property Type: Apartment