

## 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 103/470 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 \$750,000

#### Median sale price

Median price \$657,375 House Unit X Suburb Collingwood

Period - From 09/09/2018 to 08/09/2019 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	P5/211 Powlett St EAST MELBOURNE 3002	\$780,000	04/04/2019
2	211/20 Peel St COLLINGWOOD 3066	\$775,000	05/04/2019
3	606/88 Trenerry Cr ABBOTSFORD 3067	\$655,000	06/08/2019

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.~~

103/470 Smith Street, Collingwood Vic 3066



2 2 1

**Rooms:**  
**Property Type:** Apartment  
**Land Size:** 89.7 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000  
**Median Unit Price**  
09/09/2018 - 08/09/2019: \$657,375

## Comparable Properties



**P5/211 Powlett St EAST MELBOURNE 3002 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 04/04/2019  
**Rooms:** 4  
**Property Type:** Apartment

**211/20 Peel St COLLINGWOOD 3066 (VG)**

**Agent Comments**

2 - -

**Price:** \$775,000  
**Method:** Sale  
**Date:** 05/04/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)  
**Land Size:** 879 sqm approx



**606/88 Trenerry Cr ABBOTSFORD 3067 (REI)**

**Agent Comments**

2 2 1

**Price:** \$655,000  
**Method:** Sale by Tender  
**Date:** 06/08/2019  
**Rooms:** -  
**Property Type:** Apartment