

# 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 G03/470 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)

Range between \$565,000 & \$590,000

### Median sale price

Median price \$689,000 Property Type Unit Suburb Collingwood

Period - From 01/04/2024 to 30/06/2024 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	101B/3 Brewery La COLLINGWOOD 3066	\$600,000	19/07/2024
2	511D/21 Robert St COLLINGWOOD 3066	\$590,000	15/07/2024
3	11/20 Westgarth St NORTHCOTE 3070	\$578,000	26/06/2024

**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: 26/07/2024 16:26



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**101B/3 Brewery La COLLINGWOOD 3066 (REI)** Agent Comments



**Price:** \$600,000

**Method:** Private Sale

**Date:** 19/07/2024

**Property Type:** Apartment



**511D/21 Robert St COLLINGWOOD 3066 (REI)** Agent Comments



**Price:** \$590,000

**Method:** Private Sale

**Date:** 15/07/2024

**Property Type:** Apartment



**11/20 Westgarth St NORTHCOTE 3070 (REI)** Agent Comments



**Price:** \$578,000

**Method:** Private Sale

**Date:** 26/06/2024

**Property Type:** Apartment