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

310/470 Smith Street, Collingwood Vic 3066

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$395,000		&		\$430,000			
Median sale p	rice							
Median price	\$689,000	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	118/470 Smith St COLLINGWOOD 3066	\$450,000	31/07/2024
2	22/176 Smith St COLLINGWOOD 3066	\$425,000	13/07/2024
3	605/470 Smith St COLLINGWOOD 3066	\$460,000	08/05/2024

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:

16/08/2024 12:02



310/470 Smith Street, Collingwood Vic 3066

THE AGENCY





Rooms: 1 Property Type: Flat/Unit/Apartment (Res) Land Size: 61 sqm approx Agent Comments Ed Rafter 03 8578 0388 0432 217 085 edrafter@theagency.com.au

Indicative Selling Price \$395,000 - \$430,000 Median Unit Price June quarter 2024: \$689,000

Comparable Properties



118/470 Smith St COLLINGWOOD 3066 (REI)



Price: \$450,000 Method: Private Sale Date: 31/07/2024 Property Type: Apartment

22/176 Smith St COLLINGWOOD 3066 (VG)

Agent Comments

Agent Comments



Price: \$425,000 Method: Sale Date: 13/07/2024 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



605/470 Smith St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$460,000 Method: Private Sale Date: 08/05/2024 Property Type: Apartment

Account - The Agency Victoria | P: 03 8578 0388



property data com.au

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