

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$395,000 & \$430,000

### 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	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

Ed Rafter  
03 8578 0388  
0432 217 085  
edrafter@theagency.com.au



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**Rooms:** 1  
**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 61 sqm approx  
**Agent Comments**

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

## Comparable Properties



118/470 Smith St COLLINGWOOD 3066 (REI) Agent Comments

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



22/176 Smith St COLLINGWOOD 3066 (VG) Agent Comments

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**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

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

Account - The Agency Victoria | P: 03 8578 0388