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	605/470 Smith Street, Collingwood Vic 3066

Indicative selling price

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

Single price $469,500

Median sale price

Median price	$650,000	Property Type	Unit	Suburb	Collingwood
Period - From	01/01/2023	to 31/12/2023		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.

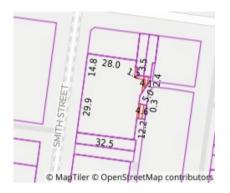|	Address of comparable property	Price	Date of sale
1	302/470 Smith St COLLINGWOOD 3066	$460,000	19/12/2023
2	710/470 Smith St COLLINGWOOD 3066	$460,000	04/08/2023
3	5/300 Young St FITZROY 3065	$442,000	14/12/2023

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: 17/01/2024 09:34

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2   **-**

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$469,500
Median Unit Price
Year ending December 2023: $650,000

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Comparable Properties

302/470 Smith St COLLINGWOOD 3066 (REI)

1   **1**   **-**

Agent Comments

Price: $460,000
Method: Private Sale
Date: 19/12/2023
Property Type: Apartment

710/470 Smith St COLLINGWOOD 3066 (VG)

1   **-**   **-**

Agent Comments

Price: $460,000
Method: Sale
Date: 04/08/2023
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

5/300 Young St FITZROY 3065 (REI)

1   **1**   **1**

Agent Comments

Price: $442,000
Method: Private Sale
Date: 14/12/2023
Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255