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

809/466 Smith Street, Collingwood Vic 3066

Indicative selling price

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

Single price \$935,000

Median sale price

Median price	\$602,500	Hou	ISE	Unit	х	Suburb	Collingwood
Period - From	01/07/2018	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	408/132 Smith St COLLINGWOOD 3066	\$975,000	01/08/2018
2	7/77 Field St CLIFTON HILL 3068	\$947,500	15/09/2018
3	25/184 Noone St CLIFTON HILL 3068	\$910,000	17/10/2018

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.

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962

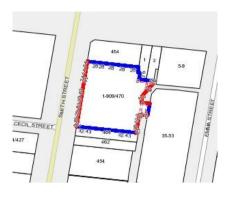
propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



809/466 Smith Street, Collingwood Vic 3066

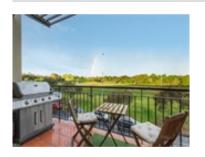




Rooms: Property Type: Agent Comments Indicative Selling Price \$935,000 Median Unit Price September quarter 2018: \$602,500

Comparable Properties





Price: \$975,000 Method: Private Sale Date: 01/08/2018 Rooms: -

Property Type: Apartment

(REI/VG)

7/77 Field St CLIFTON HILL 3068 (REI)

408/132 Smith St COLLINGWOOD 3066

Agent Comments

Agent Comments



Price: \$947,500 Method: Auction Sale Date: 15/09/2018 Rooms: -Property Type: Apartment



25/184 Noone St CLIFTON HILL 3068 (REI)

Agent Comments



Price: \$910,000 Method: Sold Before Auction Date: 17/10/2018 Rooms: 7 Property Type: Unit

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REIV 🗧 property data

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