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<br>Including suburb and postcode | 302/470 Smith Street, Collingwood Vic 3066 |

## Indicative selling price

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

Range between $460,000 & $480,000

## Median sale price

Median price $672,500 Property Type Unit Suburb Collingwood

Period - From 01/07/2023 to 30/09/2023 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 | 205/470 Smith St COLLINGWOOD 3066 | $415,000 | 21/07/2023 |
| 2 | 206/353 Napier St FITZROY 3065 | $480,000 | 20/09/2023 |
| 3 | 710/470 Smith St COLLINGWOOD 3066 | $460,000 | 04/08/2023 |

**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: 25/11/2023 14:49

# 302/470 Smith Street, Collingwood Vic 3066



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**Property Type:**
Flat/Unit/Apartment (Res)

Agent Comments

**Indicative Selling Price**
$460,000 - $480,000
**Median Unit Price**
September quarter 2023: $672,500

## Comparable Properties

**205/470 Smith St COLLINGWOOD 3066 (REI)**

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Agent Comments

**Price:** $415,000
**Method:**
**Date:** 21/07/2023
**Property Type:** Apartment



**206/353 Napier St FITZROY 3065 (REI)**

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Agent Comments

**Price:** $480,000
**Method:** Private Sale
**Date:** 20/09/2023
**Property Type:** Apartment

**710/470 Smith St COLLINGWOOD 3066 (VG)**

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Agent Comments

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

**Account** - BigginScott | P: 03 9426 4000

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