

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

103/470 Smith Street, Collingwood Vic 3066
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Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Collingwood

Period - From

01/07/2018

to

30/06/2019

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	208/353 Napier St FITZROY 3065	\$765,000	10/07/2019
2	209/48 Rose St FITZROY 3065	\$750,000	05/10/2019
3	606/88 Trenerry Cr ABBOTSFORD 3067	\$655,000	06/08/2019

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:

08/10/2019 14:21

103/470 Smith Street, Collingwood Vic 3066



2 2 1

Property Type: House (Res)
Land Size: 89.7 sqm approx
Agent Comments

Indicative Selling Price
\$750,000
Median Unit Price
Year ending June 2019: \$600,000

Comparable Properties



208/353 Napier St FITZROY 3065 (VG)

Agent Comments

2 - -

Price: \$765,000
Method: Sale
Date: 10/07/2019
Property Type: Strata Unit/Flat



209/48 Rose St FITZROY 3065 (REI)

Agent Comments

2 2 1

Price: \$750,000
Method: Auction Sale
Date: 05/10/2019
Property Type: Apartment



606/88 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$655,000
Method: Sale by Tender
Date: 06/08/2019
Property Type: Apartment

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800



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.