

## 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

118/470 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$465,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

709/470 SMITH STREET COLLINGWOOD VIC 3066	\$475,000	13-Feb-24
107/470 SMITH STREET COLLINGWOOD VIC 3066	\$485,000	31-Jan-24
30/86 QUEENS PARADE FITZROY NORTH VIC 3068	\$500,000	22-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 02 April 2024



**709/470 SMITH STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$475,000** Sold Date **13-Feb-24**

Distance **0km**



**107/470 SMITH STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$485,000** Sold Date **31-Jan-24**

Distance **0.02km**



**30/86 QUEENS PARADE FITZROY  
NORTH VIC 3068**

1 1 1

Sold Price <sup>RS</sup> **\$500,000** Sold Date **22-Mar-24**

Distance **0.43km**



**102/40 STANLEY STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price Sold Date **07-Mar-24**

Distance **0.81km**



**2/9-11 YORK STREET FITZROY  
NORTH VIC 3068**

1 1 1

Sold Price <sup>RS</sup> **\$475,000** Sold Date **16-Mar-24**

Distance **0.84km**



**506/60 ISLINGTON STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price <sup>RS</sup> **\$485,000** Sold Date **21-Jan-24**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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