

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

306/470 SMITH STREET COLLINGWOOD VIC 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Jul 2023

to

30 Jun 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

315/132 SMITH STREET COLLINGWOOD VIC 3066	\$650,170	28-Mar-24
306/28 STANLEY STREET COLLINGWOOD VIC 3066	\$667,000	29-Jun-24
803B/3 BREWERY LANE COLLINGWOOD VIC 3066	\$680,000	09-Apr-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 July 2024



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315/132 SMITH STREET
COLLINGWOOD VIC 3066

2 1 1

Sold Price **\$650,170** Sold Date **28-Mar-24**

Distance **1.07km**



306/28 STANLEY STREET
COLLINGWOOD VIC 3066

2 1 1

Sold Price ^{RS} **\$667,000** Sold Date **29-Jun-24**

Distance **0.82km**



803B/3 BREWERY LANE
COLLINGWOOD VIC 3066

2 2 1

Sold Price **\$680,000** Sold Date **09-Apr-24**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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