

# 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 503/470 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)

Single price \$475,000

### Median sale price

Median price \$632,500

Property Type Unit

Suburb Collingwood

Period - From 05/04/2023

to 04/04/2024

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	30/86 Queens Pde FITZROY NORTH 3068	\$500,000	22/03/2024
2	107/470 Smith St COLLINGWOOD 3066	\$485,000	31/01/2024
3	709/470 Smith St COLLINGWOOD 3066	\$475,000	13/02/2024

**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:

05/04/2024 10:40

503/470 Smith Street, Collingwood Vic 3066



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

**Indicative Selling Price**  
\$475,000

**Median Unit Price**  
05/04/2023 - 04/04/2024: \$632,500

## Comparable Properties

**30/86 Queens Pde FITZROY NORTH 3068 (REI)** Agent Comments



**Price:** \$500,000  
**Method:**  
**Date:** 22/03/2024  
**Property Type:** Apartment



**107/470 Smith St COLLINGWOOD 3066 (REI/VG)**

Agent Comments



**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 31/01/2024  
**Property Type:** Apartment



**709/470 Smith St COLLINGWOOD 3066 (REI/VG)**

Agent Comments



**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 13/02/2024  
**Property Type:** Apartment

Account - McGrath South Yarra



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