#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

## Property offered for sale

Address	503/470 Smith Street, Collingwood Vic 3066
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$475,000

#### Median sale price

Median price	\$632,500	Pro	perty 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

,	and the companion property		Date of care
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



Date of sale





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

**6** 

Price: \$500.000 Method: Date: 22/03/2024

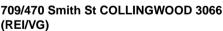
Property Type: Apartment

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

Price: \$485,000 Method: Private Sale Date: 31/01/2024

Property Type: Apartment

Agent Comments



Price: \$475,000 Method: Private Sale Date: 13/02/2024

Property Type: Apartment

**Agent Comments** 

# Account - McGrath South Yarra



