## 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

3/470 Smith Street, Collingwood Vic 3066

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$600,000		&		\$625,000			
Median sale p	rice							
Median price	\$703,000	Pro	operty Type	Unit			Suburb	Collingwood
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1303E/9 Robert St COLLINGWOOD 3066	\$630,000	01/02/2024
2	402/107 Cambridge St COLLINGWOOD 3066	\$625,000	24/02/2024
3	108/353 Napier St FITZROY 3065	\$595,000	22/12/2023

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:

05/03/2024 09:39









**Property Type:** Apartment Agent Comments

Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> Indicative Selling Price \$600,000 - \$625,000 Median Unit Price December quarter 2023: \$703,000

# **Comparable Properties**



1303E/9 Robert St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$630,000 Method: Private Sale Date: 01/02/2024 Property Type: Apartment



402/107 Cambridge St COLLINGWOOD 3066 Ag (REI)

Agent Comments



Price: \$625,000 Method: Private Sale Date: 24/02/2024 Property Type: Apartment



108/353 Napier St FITZROY 3065 (REI)



Agent Comments

Price: \$595,000 Method: Private Sale Date: 22/12/2023 Property Type: House

### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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