



  -  70

**Rooms:**  
**Property Type:** Development Site (Res)  
**Land Size:** 1464 sqm  
 Agent Comments

**Indicative Selling Price**  
 \$550,000 - \$605,000  
**Median Unit Price**  
 March quarter 2017: \$570,000

## Comparable Properties



**704/9 Eades St EAST MELBOURNE 3002 (REI/VG)**

Agent Comments

 1  1  1

**Price:** \$591,000  
**Method:** Private Sale  
**Date:** 22/11/2016  
**Rooms:** -  
**Property Type:** Apartment  
**Land Size:** 50 sqm



**303/80 Stanley St COLLINGWOOD 3066 (REI/VG)**

Agent Comments

 1  1  1

**Price:** \$577,000  
**Method:** Auction Sale  
**Date:** 11/02/2017  
**Rooms:** -  
**Property Type:** Apartment

**11/75-77 Harmsworth St COLLINGWOOD 3066 (REI)**

Agent Comments

 1  1  1

**Price:** \$549,000  
**Method:** Private Sale  
**Date:** 22/04/2017  
**Rooms:** -  
**Property Type:** Apartment

## 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 482 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)

Range between \$550,000 & \$605,000

#### Median sale price

Median price \$570,000 Unit X Suburb Collingwood  
 Period - From 01/01/2017 to 31/03/2017 Source REIV

#### Comparable property sales

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
704/9 Eades St EAST MELBOURNE 3002	\$591,000	22/11/2016
303/80 Stanley St COLLINGWOOD 3066	\$577,000	11/02/2017
11/75-77 Harmsworth St COLLINGWOOD 3066	\$549,000	22/04/2017