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

Indicative Selling Price
 \$690,000 - \$759,000
Median Unit Price
 March quarter 2017: \$570,000

Comparable Properties



123/56 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$750,000
Method: Auction Sale
Date: 12/11/2016
Rooms: 3
Property Type: Apartment



5/20 Peel St COLLINGWOOD 3066 (REI/VG)

Agent Comments

2 2 1

Price: \$710,000
Method: Sold Before Auction
Date: 15/02/2017
Rooms: -
Property Type: Apartment



5/475 Cardigan St CARLTON 3053 (REI/VG)

Agent Comments

2 2 1

Price: \$690,000
Method: Private Sale
Date: 31/01/2017
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

Range between \$690,000 & \$759,000

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
123/56 Nicholson St ABBOTSFORD 3067	\$750,000	12/11/2016
5/20 Peel St COLLINGWOOD 3066	\$710,000	15/02/2017
5/475 Cardigan St CARLTON 3053	\$690,000	31/01/2017