



Property Type: Apartment

Comparable Properties



806/8 Garfield St RICHMOND 3121 (REI)



Price: \$645,000

Method: Sold Before Auction

Date: 07/06/2017

Rooms: 3

Property Type: Apartment



4/353 Napier St FITZROY 3065 (REI/VG)



Price: \$640,000

Method: Private Sale

Date: 20/03/2017

Rooms: 3

Property Type: Apartment

Land Size: 92 sqm approx



106/37 Palmerston St CARLTON 3053 (REI)



Price: \$620,000

Method: Auction Sale

Date: 01/07/2017

Rooms: 3

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 215/132 Smith Street, Collingwood Vic 3066

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$585,000 & \$650,000

Median sale price

Median price \$570,000 Unit X Suburb Collingwood

Period - From 01/04/2016 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
806/8 Garfield St RICHMOND 3121	\$645,000	07/06/2017
4/353 Napier St FITZROY 3065	\$640,000	20/03/2017
106/37 Palmerston St CARLTON 3053	\$620,000	01/07/2017