

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

117/2 HOTHAM STREET COLLINGWOOD VIC 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 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

248/158 SMITH STREET COLLINGWOOD VIC 3066	\$660,000	31-Dec-23
202/1 TURNER STREET ABBOTSFORD VIC 3067	\$580,000	15-Mar-24
305/23 PALMERSTON STREET CARLTON VIC 3053	\$640,000	16-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 16 April 2024



**248/158 SMITH STREET
 COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$660,000** Sold Date **31-Dec-23**

Distance **0.91km**



**202/1 TURNER STREET
 ABBOTSFORD VIC 3067**

2 2 1

Sold Price ^{RS} **\$580,000** Sold Date **15-Mar-24**

Distance **0.96km**



**305/23 PALMERSTON STREET
 CARLTON VIC 3053**

2 2 1

Sold Price **\$640,000** Sold Date **16-Jan-24**

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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