## 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

145 Hotham Street, Collingwood Vic 3066

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,460,000		&		\$1,600,000					
Median sale price										
Median price	\$1,044,750	Property Type		Hou	House		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 sixmonths 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
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

06/02/2024 17:20





Gus Izzo



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Property Type: House Land Size: 422m2 sqm approx Agent Comments 03 9403 9300 0434 006 209 gusizzo@jelliscraig.com.au

Indicative Selling Price \$1,460,000 - \$1,600,000 Median House Price December quarter 2023: \$1,044,750

# **Comparable Properties**

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.

Account - Jellis Craig | P: 03 8415 6100





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