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

34A Hotham Street, Collingwood Vic 3066

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-------------|------|--------|-------------|
| Range betwee | \$1,175,000 | | & | | \$1,250,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$625,000 | Pro | operty Type | Unit | | | Suburb | Collingwood |
| Period - From | 01/01/2024 | to | 31/03/2024 | | 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ado | dress of comparable property | Price | Date of sale |
|-----|---------------------------------------|-------------|--------------|
| 1 | 1 Brewery La COLLINGWOOD 3066 | \$1,247,000 | 10/04/2024 |
| 2 | 14/122 Roseneath St CLIFTON HILL 3068 | \$1,220,000 | 29/03/2024 |
| 3 | 198b Gipps St ABBOTSFORD 3067 | \$1,128,000 | 23/03/2024 |

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 six months.

This Statement of Information was prepared on:

16/04/2024 17:40









Rooms: 5 Property Type: Townhouse (Single) Agent Comments Michael Amarant 03 8415 6100 0411 144 569 michaelamarant@jelliscraig.com.au

> Indicative Selling Price \$1,175,000 - \$1,250,000 Median Unit Price March quarter 2024: \$625,000

Comparable Properties



1 Brewery La COLLINGWOOD 3066 (REI)



Price: \$1,247,000 Method: Sold Before Auction Date: 10/04/2024 Property Type: Townhouse (Single)



14/122 Roseneath St CLIFTON HILL 3068 (REI) Agent Comments



Price: \$1,220,000 Method: Private Sale Date: 29/03/2024 Property Type: Townhouse (Single)



198b Gipps St ABBOTSFORD 3067 (REI)



Agent Comments

Agent Comments

Price: \$1,128,000 Method: Auction Sale Date: 23/03/2024 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8415 6100





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