

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 54 Hotham Street, Collingwood Vic 3066

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,237,500 Property Type House Suburb Collingwood

Period - From 01/07/2022 to 30/06/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	9 Trenerry Cr ABBOTSFORD 3067	\$1,145,000	25/03/2023
2	53 Mater St COLLINGWOOD 3066	\$1,135,000	25/02/2023
3	125 Hotham St COLLINGWOOD 3066	\$1,085,000	11/02/2023

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: 13/10/2023 14:24

54 Hotham Street, Collingwood Vic 3066



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Property Type: House
Land Size: 67 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending June 2023: \$1,237,500

Comparable Properties



9 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

Agent Comments

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Price: \$1,145,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 178 sqm approx



53 Mater St COLLINGWOOD 3066 (REI)

Agent Comments

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Price: \$1,135,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)



125 Hotham St COLLINGWOOD 3066 (REI/VG)

Agent Comments

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Price: \$1,085,000
Method: Auction Sale
Date: 11/02/2023
Property Type: House (Res)
Land Size: 148 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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