# 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

36 Hotham Street, Collingwood Vic 3066

## Indicative selling price

|                         |           |                    | / / .           |
|-------------------------|-----------|--------------------|-----------------|
| For the meaning of this | nrice see | consumer vic dov a | 1/underguoting  |
| For the meaning of this | prioc 300 | oonsumer.vio.gov.u | a/ unaciquoting |

Single price \$1,260,000

#### Median sale price

| Median price  | \$689,000  | Pro | perty Type Unit | t  |      | Suburb | Collingwood |
|---------------|------------|-----|-----------------|----|------|--------|-------------|
| Period - From | 01/04/2024 | to  | 30/06/2024      | 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.

| Add | dress of comparable property         | Price       | Date of sale |
|-----|--------------------------------------|-------------|--------------|
| 1   | 18/1 Abbott St ABBOTSFORD 3067       | \$1,220,000 | 27/07/2024   |
| 2   | 3/297 Wellington St COLLINGWOOD 3066 | \$1,250,000 | 12/07/2024   |
| 3   | 34a Hotham St COLLINGWOOD 3066       | \$1,260,000 | 11/05/2024   |

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:

30/08/2024 10:28









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

> Indicative Selling Price \$1,260,000 Median Unit Price June quarter 2024: \$689,000

# **Comparable Properties**



18/1 Abbott St ABBOTSFORD 3067 (REI)



Price: \$1,220,000 Method: Auction Sale Date: 27/07/2024 Property Type: Townhouse (Res)

3/297 Wellington St COLLINGWOOD 3066 (REI/VG)

Agent Comments

Agent Comments



Price: \$1,250,000 Method: Private Sale Date: 12/07/2024 Property Type: Townhouse (Single)



34a Hotham St COLLINGWOOD 3066 (REI/VG) Agent Comments



Price: \$1,260,000 Method: Auction Sale Date: 11/05/2024 Property Type: Townhouse (Res)

#### Account - Jellis Craig | P: 03 8415 6100



propertydata

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