

## 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

204/2 HOTHAM STREET COLLINGWOOD VIC 3066

### Indicative selling price

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

Single Price

or range  
between

\$560,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Collingwood

Period-from

01 May 2021

to

30 Apr 2022

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

105/40 STANLEY STREET COLLINGWOOD VIC 3066	\$545,000	01-Feb-22
1/32 BALLARAT STREET COLLINGWOOD VIC 3066	\$590,000	05-Mar-22
2/211 WELLINGTON STREET COLLINGWOOD VIC 3066	\$690,000	15-Feb-22

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: 12 May 2022



**105/40 STANLEY STREET  
COLLINGWOOD VIC 3066**

 2  1  1

Sold Price **\$545,000** Sold Date **01-Feb-22**

Distance **0.64km**



**1/32 BALLARAT STREET  
COLLINGWOOD VIC 3066**

 2  1  1

Sold Price **\$590,000** Sold Date **05-Mar-22**

Distance **0.49km**



**2/211 WELLINGTON STREET  
COLLINGWOOD VIC 3066**

 2  1  1

Sold Price **\$690,000** Sold Date **15-Feb-22**

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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