

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

707/2 Hotham Street, Collingwood Vic 3066

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Collingwood

Period - From

01/01/2023

to

31/03/2023

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	705/2 Hotham St COLLINGWOOD 3066	\$556,000	11/04/2023
2	102/41 Kerr St FITZROY 3065	\$550,000	14/12/2022
3	404/96 Charles St FITZROY 3065	\$525,000	27/02/2023

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:

17/05/2023 19:50



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



705/2 Hotham St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$556,000

Method: Private Sale

Date: 11/04/2023

Property Type: Apartment



102/41 Kerr St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 14/12/2022

Property Type: Unit



404/96 Charles St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$525,000

Method: Sold Before Auction

Date: 27/02/2023

Property Type: Apartment

Account - Jellis Craig