

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

311/3 Hoddle Street, Collingwood Vic 3066

Indicative selling price

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

Range between

\$350,000

&

\$385,000

Median sale price*

Median price

Property Type

Suburb

Collingwood

Period - From

to

Source

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	434/20 Shamrock St ABBOTSFORD 3067	\$400,000	29/01/2020
2	10/4 Mcgrath Ct RICHMOND 3121	\$399,000	21/01/2020
3	8/50 Barkly St CARLTON 3053	\$385,000	09/01/2020

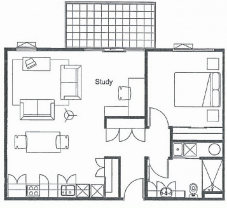
OR

- ~~**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:

05/02/2020 12:46

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



1 bed 1 bath 1 car

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$350,000 - \$385,000

No median price available

Comparable Properties



434/20 Shamrock St ABBOTSFORD 3067 (REI) Agent Comments

1 bed 1 bath 1 car

Price: \$400,000

Method: Private Sale

Date: 29/01/2020

Property Type: Apartment



10/4 Mcgrath Ct RICHMOND 3121 (REI) Agent Comments

1 bed 1 bath 1 car

Price: \$399,000

Method: Private Sale

Date: 21/01/2020

Rooms: 2

Property Type: Apartment



8/50 Barkly St CARLTON 3053 (REI) Agent Comments

1 bed 1 bath 1 car

Price: \$385,000

Method: Private Sale

Date: 09/01/2020

Property Type: Apartment