

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

10/375 Hoddle Street, Collingwood Vic 3066

Indicative selling price

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

Single price

\$539,500

Median sale price

Median price

\$705,000

Property Type

Unit

Suburb

Collingwood

Period - From

01/07/2020

to

30/06/2021

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	9/18 Nicholson St ABBOTSFORD 3067	\$535,000	19/05/2021
2	211/162 Albert St EAST MELBOURNE 3002	\$535,000	27/04/2021
3	3/228 Nicholson St ABBOTSFORD 3067	\$519,000	17/03/2021

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:

06/08/2021 12:27

10/375 Hoddle Street, Collingwood Vic 3066



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$539,500

Median Unit Price

Year ending June 2021: \$705,000

Comparable Properties



9/18 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments

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Price: \$535,000

Method: Sold Before Auction

Date: 19/05/2021

Property Type: Apartment



211/162 Albert St EAST MELBOURNE 3002 (VG)

Agent Comments

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Price: \$535,000

Method: Sale

Date: 27/04/2021

Property Type: Flat/Unit/Apartment (Res)



3/228 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments

🛏 2 🛋 1 🚗 1

Price: \$519,000

Method: Private Sale

Date: 17/03/2021

Property Type: Apartment

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



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