

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

206/11 HODDLE STREET COLLINGWOOD VIC 3066

Indicative selling price

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

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Nov 2022

to

31 Oct 2023

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

223/3 HODDLE STREET COLLINGWOOD VIC 3066	\$450,187	08-Aug-23
108/6 MATER STREET COLLINGWOOD VIC 3066	\$400,000	16-Aug-23
17/22 STANLEY STREET COLLINGWOOD VIC 3066	\$420,000	04-Oct-23

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: 03 November 2023



**223/3 HODDLE STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$450,187** Sold Date **08-Aug-23**

Distance **0km**



**108/6 MATER STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$400,000** Sold Date **16-Aug-23**

Distance **1.62km**



**17/22 STANLEY STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price ^{RS} **\$420,000** Sold Date **04-Oct-23**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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