

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

607/2 Hotham Street Collingwood, 3066

Indicative selling price

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

Single price \$500,000.00

Median sale price

Median price \$428,500.00 Property Type NOT PROVIDED Suburb COLLINGWOOD

Period - From 02-Feb-2021 to 01-Feb-2022 Source realestate.com.au

Comparable property sales

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	701/2 Hotham Street, Collingwood	\$525,000.00	26-Nov-2021
2	318/132 Smith Street, Collingwood, Vic 3066	\$480,000.00	13-Nov-2021
3	107/2 Hotham Street, Collingwood	\$520,000.00	12-Nov-2021

This statement of information was prepared on 31-Mar-2022 at 10:57:08 AM EST