

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

1/1141 HODDLE STREET EAST MELBOURNE VIC 3002

Indicative selling price

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

Single Price

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

East Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

108/8 KEELE STREET COLLINGWOOD VIC 3066	\$845,000	04-Dec-23
704/8 GARFIELD STREET RICHMOND VIC 3121	\$820,000	13-Dec-23
603/1 DYER STREET RICHMOND VIC 3121	\$810,000	06-Feb-24

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: 23 March 2024



**108/8 KEELE STREET
COLLINGWOOD VIC 3066**

 2  2  -

Sold Price ^{RS} **\$845,000** Sold Date **04-Dec-23**

Distance **2.02km**



**704/8 GARFIELD STREET
RICHMOND VIC 3121**

 3  2  2

Sold Price **\$820,000** Sold Date **13-Dec-23**

Distance **0.33km**



**603/1 DYER STREET RICHMOND
VIC 3121**

 2  2  1

Sold Price **\$810,000** Sold Date **06-Feb-24**

Distance **1.2km**

RS = Recent sale UN = Undisclosed Sale

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