

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

234/3 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

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Mar 2021

to

28 Feb 2022

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

404/11 HODDLE STREET COLLINGWOOD VIC 3066	\$440,000	15-Jan-22
204/45 YORK STREET RICHMOND VIC 3121	\$410,000	01-Oct-21
429/158 SMITH STREET COLLINGWOOD VIC 3066	\$430,000	24-Dec-21

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: 16 March 2022

**404/11 HODDLE STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$440,000** Sold Date **15-Jan-22**

Distance -

**204/45 YORK STREET RICHMOND
VIC 3121**

1 1 1

Sold Price **\$410,000** Sold Date **01-Oct-21**Distance **0.45km****429/158 SMITH STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$430,000** Sold Date **24-Dec-21**Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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