

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

407/3 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Feb 2023

to

31 Jan 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

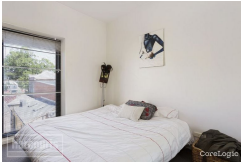
Date of sale

223/3 HODDLE STREET COLLINGWOOD VIC 3066	\$450,187	08-Aug-23
506/60 ISLINGTON STREET COLLINGWOOD VIC 3066	\$485,000	21-Jan-24
202M/201 POWLETT STREET EAST MELBOURNE VIC 3002	\$460,000	31-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: 06 February 2024



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

 1  1  1

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

Distance **0km**



**506/60 ISLINGTON STREET
 COLLINGWOOD VIC 3066**

 1  1  1

Sold Price ^{RS} **\$485,000** Sold Date **21-Jan-24**

Distance **0.35km**



**202M/201 POWLETT STREET EAST
 MELBOURNE VIC 3002**

 2  1  1

Sold Price ^{RS} **\$460,000** Sold Date **31-Oct-23**

Distance **0.47km**

RS = Recent sale UN = Undisclosed Sale

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