

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

84 Hotham Street, Collingwood Vic 3066

Indicative selling price

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

Single price

\$960,000

Median sale price

Median price

\$1,150,000

Property Type

House

Suburb

Collingwood

Period - From

01/04/2020

to

30/06/2020

Source

REIV

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 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 | 48 Gold St COLLINGWOOD 3066 | \$1,075,000 | 11/03/2020 |
| 2 | 105 Easey St COLLINGWOOD 3066 | \$1,050,000 | 21/04/2020 |
| 3 | 12 Garfield St FITZROY 3065 | \$1,000,000 | 30/03/2020 |

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 six months.~~

This Statement of Information was prepared on:

18/07/2020 11:26



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Property Type: House

Agent Comments

Indicative Selling Price

\$960,000

Median House Price

June quarter 2020: \$1,150,000

Comparable Properties



48 Gold St COLLINGWOOD 3066 (REI)

Agent Comments

 2  1  -

Price: \$1,075,000

Method: Sold Before Auction

Date: 11/03/2020

Property Type: House (Res)



105 Easey St COLLINGWOOD 3066 (REI)

Agent Comments

 2  1  -

Price: \$1,050,000

Method: Private Sale

Date: 21/04/2020

Property Type: House (Res)



12 Garfield St FITZROY 3065 (REI)

Agent Comments

 2  1  -

Price: \$1,000,000

Method: Private Sale

Date: 30/03/2020

Property Type: House