

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 323/3 Hoddle Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$420,000 & \$440,000

Median sale price

Median price \$577,000 House Unit X Suburb Collingwood

Period - From 01/04/2018 to 30/06/2018 Source REIV

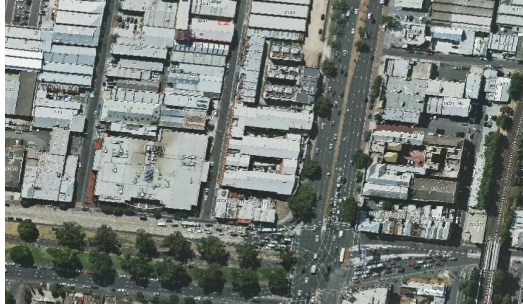
Comparable property sales (*Delete A or B below as applicable)

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	403/11 Hoddle St COLLINGWOOD 3066	\$440,000	29/05/2018
2	11/45 York St RICHMOND 3121	\$430,000	16/06/2018
3	211/3 Hoddle St COLLINGWOOD 3066	\$422,000	03/05/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$420,000 - \$440,000
Median Unit Price
June quarter 2018: \$577,000

Comparable Properties

403/11 Hoddle St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$440,000
Method: Sold Before Auction
Date: 29/05/2018
Rooms: -
Property Type: Apartment



11/45 York St RICHMOND 3121 (REI) Agent Comments



Price: \$430,000
Method: Auction Sale
Date: 16/06/2018
Rooms: 2
Property Type: Apartment



211/3 Hoddle St COLLINGWOOD 3066 (REI) Agent Comments



Price: \$422,000
Method: Private Sale
Date: 03/05/2018
Rooms: -
Property Type: Apartment