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	20 Hotham Street, Collingwood Vic 3066

Indicative selling price

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

Range between $1,250,000 & $1,325,000

Median sale price

Median price $1,115,000 Property Type House Suburb Collingwood

Period - From 01/04/2024 to 30/06/2024 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	102 Sackville St COLLINGWOOD 3066	$1,320,000	04/05/2024
2	282 Drummond St CARLTON 3053	$1,285,000	23/03/2024
3	46 Freeman St FITZROY NORTH 3068	$1,220,000	23/03/2024

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: 22/07/2024 20:36

20 Hotham Street, Collingwood Vic 3066

Michael Amarant
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3 1 0

Rooms: 5
Property Type: House
Land Size: 199 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,325,000
Median House Price
June quarter 2024: $1,115,000

Comparable Properties



102 Sackville St COLLINGWOOD 3066 (REI/VG)

3 1 -

Price: $1,320,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 188 sqm approx

Agent Comments



282 Drummond St CARLTON 3053 (REI/VG)

3 1 -

Price: $1,285,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 81 sqm approx

Agent Comments



46 Freeman St FITZROY NORTH 3068 (REI/VG)

3 1 -

Price: $1,220,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 115 sqm approx

Agent Comments

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