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	36C Hotham Street, Collingwood Vic 3066

Indicative selling price

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

Single price $1,139,000

Median sale price

Median price $612,500 Property Type Unit Suburb Collingwood

Period - From 01/07/2024 to 30/09/2024 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	3/122 Roseneath St CLIFTON HILL 3068	$1,140,000	23/11/2024
2	127/56 Nicholson St ABBOTSFORD 3067	$1,110,000	01/11/2024
3	18/1 Abbott St ABBOTSFORD 3067	$1,220,000	27/07/2024

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: 20/12/2024 09:51

36C Hotham Street, Collingwood Vic 3066

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3 2 2

Rooms: 4
Property Type: Townhouse (Single)
Land Size: Strata sqm approx

Agent Comments

Indicative Selling Price
$1,139,000
Median Unit Price
September quarter 2024: $612,500

Comparable Properties



3/122 Roseneath St CLIFTON HILL 3068 (REI)

3 2 1

Price: $1,140,000
Method: Private Sale
Date: 23/11/2024
Property Type: Townhouse (Single)

Agent Comments



127/56 Nicholson St ABBOTSFORD 3067 (REI/VG)

3 2 2

Price: $1,110,000
Method: Private Sale
Date: 01/11/2024
Property Type: Townhouse (Single)

Agent Comments



18/1 Abbott St ABBOTSFORD 3067 (REI/VG)

3 2 2

Price: $1,220,000
Method: Auction Sale
Date: 27/07/2024
Property Type: Townhouse (Res)
Land Size: 96 sqm approx

Agent Comments

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