

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 23/7 Drewery Lane, Melbourne Vic 3000

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$450,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2023 to 30/09/2023 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	16/5 Drewery La MELBOURNE 3000	\$1,225,000	02/08/2023
2	203/223 Napier St FITZROY 3065	\$1,200,000	12/08/2023
3	33/7 Drewery La MELBOURNE 3000	\$1,150,000	03/05/2023

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: 24/10/2023 15:33



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Rooms: 4
Property Type: Flat
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median Unit Price
September quarter 2023: \$450,000

Comparable Properties

16/5 Drewery La MELBOURNE 3000 (VG)

[Agent Comments](#)

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Price: \$1,225,000
Method: Sale
Date: 02/08/2023
Property Type: Flat/Unit/Apartment (Res)



203/223 Napier St FITZROY 3065 (REI)

[Agent Comments](#)

2 2 1

Price: \$1,200,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Unit



33/7 Drewery La MELBOURNE 3000 (REI/VG)

[Agent Comments](#)

2 2 1

Price: \$1,150,000
Method: Private Sale
Date: 03/05/2023
Property Type: Apartment