

## 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

403B/3 BREWERY LANE COLLINGWOOD VIC 3066

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$645,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,500

Property type

Unit

Suburb

Collingwood

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

### 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 6 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

203/132 SMITH STREET COLLINGWOOD VIC 3066	\$650,000	28-Feb-23
302/60 STANLEY STREET COLLINGWOOD VIC 3066	\$649,000	01-Feb-23
1/31-35 MATER STREET COLLINGWOOD VIC 3066	\$675,000	08-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 27 March 2023



YORKSHIRE  
PROPERTY

Patrick Coy

P 03 9998 8100

M 0402 075 501

E patrick@yorkshireproperty.com.au



203/132 SMITH STREET  
COLLINGWOOD VIC 3066

2 2 1

Sold Price <sup>RS</sup> **\$650,000** <sup>UN</sup> Sold Date **28-Feb-23**

Distance **0.34km**

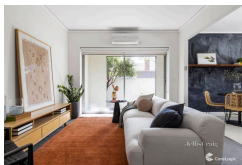


302/60 STANLEY STREET  
COLLINGWOOD VIC 3066

2 2 1

Sold Price **\$649,000** Sold Date **01-Feb-23**

Distance **0.48km**



1/31-35 MATER STREET  
COLLINGWOOD VIC 3066

2 1 1

Sold Price <sup>RS</sup> **\$675,000** Sold Date **08-Mar-23**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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