

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

101B/3 BREWERY LANE COLLINGWOOD VIC 3066

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,250

Property type

Unit

Suburb

Collingwood

Period-from

01 Apr 2022

to

31 Mar 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

1107D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$570,000	08-Mar-23
303/70 STANLEY STREET COLLINGWOOD VIC 3066	\$570,000	21-Feb-23
306/18 HULL STREET RICHMOND VIC 3121	\$580,000	15-Feb-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: 19 April 2023



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**1107D/21 ROBERT STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price ^{RS} **\$570,000** ^{UN} Sold Date **08-Mar-23**

Distance **0km**



**303/70 STANLEY STREET
COLLINGWOOD VIC 3066**

2 1 1

Sold Price ^{RS} **\$570,000** Sold Date **21-Feb-23**

Distance **0.48km**



**306/18 HULL STREET RICHMOND
VIC 3121**

2 1 1

Sold Price **\$580,000** Sold Date **15-Feb-23**

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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