

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

2B/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

\$410,000

&

\$449,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

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

1007E/9 ROBERT STREET COLLINGWOOD VIC 3066	\$410,000	30-Sep-22
334/158 SMITH STREET COLLINGWOOD VIC 3066	\$445,000	17-Feb-23
120/40 STANLEY STREET COLLINGWOOD VIC 3066	\$415,000	03-Oct-22

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: 14 March 2023

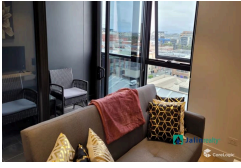


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1007E/9 ROBERT STREET
COLLINGWOOD VIC 3066

1 1 1

Sold Price **\$410,000** Sold Date **30-Sep-22**

Distance **0km**



334/158 SMITH STREET
COLLINGWOOD VIC 3066

1 1 1

Sold Price ^{RS} **\$445,000** ^{UN} Sold Date **17-Feb-23**

Distance **0.34km**



120/40 STANLEY STREET
COLLINGWOOD VIC 3066

1 1 1

Sold Price **\$415,000** Sold Date **03-Oct-22**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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