

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

1 Brewery Lane, Collingwood Vic 3066

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$703,000

Property Type Unit

Suburb Collingwood

Period - From 01/10/2023

to 31/12/2023

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 | 74 Cecil St FITZROY 3065 | \$1,170,000 | 10/02/2024 |
| 2 | 3 Allans PI RICHMOND 3121 | \$1,150,000 | 02/12/2023 |
| 3 | 42 Jubilee PI RICHMOND 3121 | \$1,075,000 | 09/03/2024 |

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:

19/03/2024 11:55



Rooms: 3

Property Type: Townhouse (Res)

Land Size: Strata sqm approx

Agent Comments

Unique corner positioned townhouse infused with original warehouse features interlaced with modern appointment and styling. Offering open plan living, powder room and modern kitchen downstairs. Upstairs includes two upstairs bedrooms including ensuite and 2nd bathroom. Note: 2 car parking (stacker)

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

December quarter 2023: \$703,000

Comparable Properties



74 Cecil St FITZROY 3065 (REI)

Agent Comments



Price: \$1,170,000

Method: Auction Sale

Date: 10/02/2024

Property Type: Townhouse (Res)



3 Allans PI RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)

Land Size: 81 sqm approx



42 Jubilee PI RICHMOND 3121 (REI)

Agent Comments



Price: \$1,075,000

Method: Sold Before Auction

Date: 09/03/2024

Property Type: Townhouse (Res)