

## 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

3B/3 BREWERY LANE COLLINGWOOD VIC 3066

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Jan 2023

to

31 Dec 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

105D/21 ROBERT STREET COLLINGWOOD VIC 3066	\$660,000	15-Sep-23
604/50 STANLEY STREET COLLINGWOOD VIC 3066	\$640,000	20-Sep-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: 11 January 2024



YORKSHIRE  
PROPERTY

Patrick Coy

P 03 9998 8100

M 0402 075 501

E patrick@yorkshireproperty.com.au



**105D/21 ROBERT STREET  
COLLINGWOOD VIC 3066**

2 1 1

Sold Price **\$660,000** Sold Date **15-Sep-23**

Distance **0.06km**



**604/50 STANLEY STREET  
COLLINGWOOD VIC 3066**

2 2 1

Sold Price **\$640,000** Sold Date **20-Sep-23**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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