

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb
and postcode 8 Brewery Lane Collingwood VIC 3066

Indicative selling price

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

Range between \$ 550,000 & \$ 605,000

Median sale price

Median price \$ 532,000

Unit X

Suburb Collingwood

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
16/300 Young St FITZROY 3065	\$592,000	28/02/2017
710V/162 Albert St EAST MELBOURNE 3002	\$550,000	20/02/2017
411D/21 Robert St COLLINGWOOD 3066	\$570,000	11/01/2017