

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

210/51 NAPOLEON STREET 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Sep 2022

to

31 Aug 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

4/31 NAPOLEON STREET COLLINGWOOD VIC 3066	\$440,000	20-May-23
156/158 SMITH STREET COLLINGWOOD VIC 3066	\$425,000	20-Mar-23
103/60 ISLINGTON STREET COLLINGWOOD VIC 3066	\$448,000	01-Jun-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: 18 September 2023

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**4/31 NAPOLEON STREET
 COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$440,000** Sold Date **20-May-23**

Distance **0.05km**



**156/158 SMITH STREET
 COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$425,000** Sold Date **20-Mar-23**

Distance **0.34km**



**103/60 ISLINGTON STREET
 COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$448,000** Sold Date **01-Jun-23**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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