

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

312/31 Napoleon Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$410,000 & \$440,000

Median sale price

Median price \$625,000 Property Type Unit Suburb Collingwood

Period - From 01/01/2024 to 31/03/2024 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	605/470 Smith St COLLINGWOOD 3066	\$460,000	08/05/2024
2	203/36 Bedford St COLLINGWOOD 3066	\$448,000	01/03/2024
3	106/300 Young St FITZROY 3065	\$425,000	01/05/2024

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:

09/05/2024 20:00



Property Type: Apartment

Agent Comments

Plus 2 storage cages

Indicative Selling Price

\$410,000 - \$440,000

Median Unit Price

March quarter 2024: \$625,000

Comparable Properties



605/470 Smith St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 08/05/2024

Property Type: Apartment



203/36 Bedford St COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$448,000

Method: Private Sale

Date: 01/03/2024

Property Type: Unit



106/300 Young St FITZROY 3065 (REI)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 01/05/2024

Property Type: Apartment