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	4/31 Napoleon Street, Collingwood Vic 3066

Indicative selling price

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

Range between $430,000 & $450,000

Median sale price

Median price $610,000 Property Type Unit Suburb Collingwood

Period - From 01/01/2023 to 31/03/2023 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	106/75 Wellington St COLLINGWOOD 3066	$470,000	29/04/2023
2	209/31 Napoleon St COLLINGWOOD 3066	$455,000	29/11/2022
3	201/31 Napoleon St COLLINGWOOD 3066	$452,500	28/12/2022

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: 11/05/2023 10:01

4/31 Napoleon Street, Collingwood Vic 3066



1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$430,000 - $450,000
Median Unit Price
March quarter 2023: $610,000

Comparable Properties



106/75 Wellington St COLLINGWOOD 3066 (REI)

1 1 1

Price: $470,000
Method: Private Sale
Date: 29/04/2023
Property Type: Apartment

Agent Comments



209/31 Napoleon St COLLINGWOOD 3066 (REI/VG)

1 1 1

Price: $455,000
Method: Private Sale
Date: 29/11/2022
Property Type: Apartment

Agent Comments



201/31 Napoleon St COLLINGWOOD 3066 (REI/VG)

1 1 1

Price: $452,500
Method: Private Sale
Date: 28/12/2022
Property Type: Unit

Agent Comments

Account - BigginScott | P: 03 9426 4000

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