

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

G03/31 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

\$350,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Jul 2022

to

30 Jun 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

206/50 STANLEY STREET COLLINGWOOD VIC 3066	\$395,000	16-Nov-22
404/50 STANLEY STREET COLLINGWOOD VIC 3066	\$370,000	15-Sep-22

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 July 2023

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**206/50 STANLEY STREET
 COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$395,000** Sold Date **16-Nov-22**

Distance **0.02km**



**404/50 STANLEY STREET
 COLLINGWOOD VIC 3066**

 1  1  1

Sold Price **\$370,000** Sold Date **15-Sep-22**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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