

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

7/5-7 Napoleon Street, Collingwood Vic 3066

Indicative selling price

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

Range between \$880,000 & \$920,000

Median sale price

Median price \$652,500 Property Type Unit Suburb Collingwood

Period - From 04/01/2020 to 03/01/2021 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	3/92 Wellington St COLLINGWOOD 3066	\$990,000	13/11/2020
2	601/9 Little Oxford St COLLINGWOOD 3066	\$961,500	16/10/2020
3	10/76 Oxford St COLLINGWOOD 3066	\$918,000	25/11/2020

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:

04/01/2021 09:10

7/5-7 Napoleon Street, Collingwood Vic 3066

Domenic Zanellini

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Indicative Selling Price

\$880,000 - \$920,000

Median Unit Price

04/01/2020 - 03/01/2021: \$652,500



 2  2  2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



3/92 Wellington St COLLINGWOOD 3066 (REI) Agent Comments

 2  2  1

Price: \$990,000

Method: Sold Before Auction

Date: 13/11/2020

Property Type: Apartment



601/9 Little Oxford St COLLINGWOOD 3066 (REI/VG) Agent Comments

 2  2  1

Price: \$961,500

Method: Sold Before Auction

Date: 16/10/2020

Property Type: Apartment

Land Size: 558 sqm approx



10/76 Oxford St COLLINGWOOD 3066 (REI) Agent Comments

 2  1  1

Price: \$918,000

Method: Sold Before Auction

Date: 25/11/2020

Property Type: Townhouse (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.