

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

114/31 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Collingwood

Period-from

01 Oct 2020

to

30 Sep 2021

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

109/12 Trenerry Crescent Abbotsford VIC 3067	\$394,000	18-Oct-21
22/57-59 Flinders Lane Melbourne VIC 3000	\$392,500	14-Oct-21
507/2-10 McGoun Street Richmond VIC 3121	\$385,000	21-Aug-21

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: 27 October 2021



**109/12 Trenerry Crescent
Abbotsford VIC 3067**

1 1 1

Sold Price

^{RS} **\$394,000**

Sold Date

18-Oct-21

Distance

1.36km



**22/57-59 Flinders Lane Melbourne
VIC 3000**

1 1 1

Sold Price

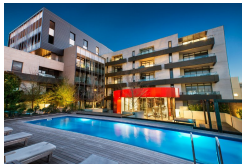
^{RS} **\$392,500**

Sold Date

14-Oct-21

Distance

1.86km



**507/2-10 McGoun Street Richmond
VIC 3121**

1 1 1

Sold Price

^{RS} **\$385,000**

Sold Date

21-Aug-21

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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