

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

3/18 Hancock Street Altona VIC 3018

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Altona

Period-from

01 May 2019

to

30 Apr 2020

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

4/34-36 Upton Street Altona VIC 3018	\$545,000	19-Mar-20
1/26 Grieve Parade Altona VIC 3018	\$520,500	29-Nov-19
14 Manning Street Altona VIC 3018	\$599,000	03-Apr-20

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: 07 May 2020

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4/34-36 Upton Street Altona VIC 3018

Sold Price

\$545,000

Sold Date

19-Mar-20

2

1

2

Distance

0.24km



1/26 Grieve Parade Altona VIC 3018

Sold Price

\$520,500

Sold Date

29-Nov-19

2

1

1

Distance

0.65km

Notes from your agent

Busy road, but very tidy



14 Manning Street Altona VIC 3018

Sold Price

^{RS} **\$599,000**

Sold Date

03-Apr-20

2

1

1

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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