

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

2/36 Sargood 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

\$800,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Altona

Period-from

01 Nov 2020

to

31 Oct 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

3/31 Upton Street Altona VIC 3018	\$810,000	28-May-21
3/67 Rose Street Altona VIC 3018	\$840,000	15-Oct-21
20 Lowe Avenue Altona VIC 3018	\$845,000	05-Nov-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: 16 November 2021



3/31 Upton Street Altona VIC 3018 Sold Price **\$810,000** Sold Date **28-May-21**

 3  2  2

Distance **0.55km**



3/67 Rose Street Altona VIC 3018 Sold Price ^{RS} **\$840,000** Sold Date **15-Oct-21**

 3  2  2

Distance **0.92km**



20 Lowe Avenue Altona VIC 3018 Sold Price ^{RS} **\$845,000** Sold Date **05-Nov-21**

 3  2  2

Distance **0.96km**

RS = Recent sale **UN** = Undisclosed Sale

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