Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$715,000

| Property | offered | for sale |
|-----------------|---------|----------|
|-----------------|---------|----------|

| Address | 3/12 Grieve Parade, Altona Vic 3018 |
|----------------------|-------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$725,000 & \$775,000 | Range between | \$725,000 | & | \$775,000 | |
|-------------------------------------|---------------|-----------|---|-----------|--|
|-------------------------------------|---------------|-----------|---|-----------|--|

Median sale price

| Median price | \$780,000 | Pro | perty Type | Unit | | Suburb | Altona |
|---------------|------------|-----|------------|------|--------|--------|--------|
| Period - From | 01/01/2019 | to | 31/12/2019 | | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------|-----------|--------------|
| 1 | 1/4 Boyd St ALTONA 3018 | \$837,500 | 14/03/2020 |
| 2 | 1/66 Civic Pde ALTONA 3018 | \$798,500 | 10/01/2020 |

OR

3

3/42 Davies St ALTONA 3018

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: | 01/04/2020 12:26 |
|--|------------------|



06/11/2019









Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$725,000 - \$775,000 **Median Unit Price** Year ending December 2019: \$780,000

Comparable Properties



1/4 Boyd St ALTONA 3018 (REI)







Price: \$837.500 Method: Auction Sale Date: 14/03/2020

Property Type: Townhouse (Res)

Agent Comments



1/66 Civic Pde ALTONA 3018 (VG)

Price: \$798,500

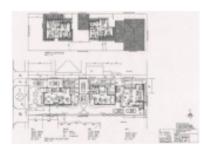




Method: Sale Date: 10/01/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/42 Davies St ALTONA 3018 (VG)





Price: \$715,000 Method: Sale Date: 06/11/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



