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

18 Murphy Street, Altona North Vic 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$630,000		&		\$670,000					
Median sale pi	rice									
Median price	\$795,000	Pro	operty Type	Hou	se		Suburb	Altona North		
Period - From	23/10/2018	to	22/10/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	12 Amaranth Av ALTONA NORTH 3025	\$705,000	21/09/2019
2	22 May St ALTONA NORTH 3025	\$702,000	13/06/2019
3	37 Sixth Av ALTONA NORTH 3025	\$690,000	01/06/2019

OR

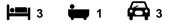
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

23/10/2019 16:44







Property Type: House **Land Size:** 408 sqm approx Agent Comments Indicative Selling Price \$630,000 - \$670,000 Median House Price 23/10/2018 - 22/10/2019: \$795,000

Comparable Properties



12 Amaranth Av ALTONA NORTH 3025 (REI) Agent Comments



Price: \$705,000 Method: Auction Sale Date: 21/09/2019 Property Type: House (Res) Land Size: 334 sqm approx



22 May St ALTONA NORTH 3025 (REI/VG)

Agent Comments



Price: \$702,000 Method: Sold Before Auction Date: 13/06/2019 Property Type: House (Res) Land Size: 347 sqm approx

37 Sixth Av ALTONA NORTH 3025 (VG)

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Agent Comments



Method: Sale Date: 01/06/2019 Property Type: House (Res) Land Size: 530 sqm approx

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



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.