

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 between \$630,000 & \$670,000

Median sale price

Median price \$795,000 Property Type House Suburb Altona North

Period - From 23/10/2018 to 22/10/2019 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.

	Address 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

18 Murphy Street, Altona North Vic 3025



 3  1  3

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

 3  2  2

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

 3  1  2

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)

Agent Comments

 4  -  -

Price: \$690,000
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.