

## 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

266 Civic Parade Altona VIC 3018

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$927,500

Property type

House

Suburb

Altona

Period-from

01 Jan 2020

to

31 Dec 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 1 Fenfield Street Altona VIC 3018 | \$780,000 | 07-Sep-20 |
| 3 Lindwood Avenue Altona VIC 3018 | \$865,000 | 08-Dec-20 |
| 46 Wren Street Altona VIC 3018    | \$900,000 | 03-Jul-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: 04 January 2021

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**1 Fenfield Street Altona VIC 3018**

Sold Price

**\$780,000**

Sold Date **07-Sep-20**

 3  1  1

Distance **0.11km**



**3 Lindwood Avenue Altona VIC 3018**

Sold Price

<sup>RS</sup> **\$865,000**

Sold Date **08-Dec-20**

 3  1  4

Distance **0.13km**



**46 Wren Street Altona VIC 3018**

Sold Price

**\$900,000**

Sold Date **03-Jul-20**

 3  3  6

Distance **0.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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