

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

2/6 Galvin 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Altona

Period-from

01 Mar 2020

to

28 Feb 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

3/40 David Street Altona VIC 3018	\$790,000	14-Jan-20
2/30 Galvin Street Altona VIC 3018	\$750,000	28-Jan-21
4/12 Grieve Parade Altona VIC 3018	\$740,000	15-Feb-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: 30 March 2021



3/40 David Street Altona VIC 3018 Sold Price **\$790,000** Sold Date **14-Jan-20**

 3  2  2

Distance **1.45km**



2/30 Galvin Street Altona VIC 3018 Sold Price ^{RS} **\$750,000** Sold Date **28-Jan-21**

 3  2  2

Distance **0.18km**



4/12 Grieve Parade Altona VIC 3018 Sold Price ^{RS} **\$740,000** Sold Date **15-Feb-21**

 2  1  1

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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