

## 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

35 Kookaburra Street, Altona Vic 3018

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

#### Median sale price

Median price \$1,000,000

House

X

Unit

Suburb Altona

Period - From 01/10/2017

to

31/12/2017

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	175 Blyth St ALTONA 3018	\$1,160,000	16/12/2017
2	2 Lindwood Av ALTONA 3018	\$1,050,000	28/10/2017
3	159 Blyth St ALTONA 3018	\$1,050,000	06/10/2017

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.



3 1 2

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 690 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,150,000  
**Median House Price**  
 December quarter 2017: \$1,000,000

## Comparable Properties



**175 Blyth St ALTONA 3018 (REI)**

4 3 3

**Price:** \$1,160,000  
**Method:** Auction Sale  
**Date:** 16/12/2017  
**Rooms:** -  
**Property Type:** House (Res)

Agent Comments

Corner allotment on a similar sized block



**2 Lindwood Av ALTONA 3018 (REI)**

3 1 2

**Price:** \$1,050,000  
**Method:** Sold Before Auction  
**Date:** 28/10/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 623 sqm approx

Agent Comments

Corner allotment on slightly smaller land



**159 Blyth St ALTONA 3018 (REI)**

4 2 2

**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 06/10/2017  
**Rooms:** 6  
**Property Type:** House (Res)

Agent Comments

Similar sized development block