

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

1/4 Boyd 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

Unit

Suburb

Altona

Period-from

01 Feb 2019

to

31 Jan 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 Wren Street Altona VIC 3018	\$810,000	31-May-19
1/18 Mulga Street Altona VIC 3018	\$760,000	18-Mar-19
2/33 Mulga Street Altona VIC 3018	\$745,000	15-Jan-19

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: 10 February 2020



1 Wren Street Altona VIC 3018

Sold Price

\$810,000

Sold Date

31-May-19

4 3 2

Distance

0.13km



1/18 Mulga Street Altona VIC 3018

Sold Price

\$760,000

Sold Date

18-Mar-19

3 2 1

Distance

0.21km



2/33 Mulga Street Altona VIC 3018

Sold Price

\$745,000

Sold Date

15-Jan-19

3 2 2

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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