

## Statement of Information

# Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode

Alfie - 430 Blackshaws Road, Altona North VIC 3025

### Indicative selling price

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

| Unit type or class<br>e.g. One bedroom units                                                 | Single price |                     | Lower price |   | Higher price |
|----------------------------------------------------------------------------------------------|--------------|---------------------|-------------|---|--------------|
| 2 bedroom, 2 bathroom, 1 car townhouse<br>Lots 91, 92, 99, 100, 105, 106, 107, 108, 109, 110 | \$*          | Or range<br>between | \$630,000   | & | \$650,000    |
| 3 bedroom, 2 bathroom, 2 car townhouse<br>Lots 90, 98, 124, 125                              | \$*          | Or range<br>between | \$749,000   | & | \$820,000    |
| 4 bedroom, 3.5 bathroom, 2 car townhouse<br>Lots 49,50, 51, 52, 53                           | \$*          | Or range<br>between | \$850,000   | & | \$970,000    |
|                                                                                              | \$*          | Or range<br>between | \$*         | & | \$           |

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$800,000

Suburb Altona North

Period - From Oct 20 To Dec 20

Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units

|                                | Address of comparable unit       | Price     | Date of sale |
|--------------------------------|----------------------------------|-----------|--------------|
| 2 bed, 2 bath, 1 car townhomes | Lot 14 Glade Avenue Altona North | \$620,000 | 16.9.20      |
|                                | Lot 60 Reserve Altona North      | \$639,000 | 18.12.20     |
|                                | Lot 68 Reserve Altona North      | \$639,000 | 26.11.20     |

### Unit type or class

E.g. One bedroom units

|                                | Address of comparable unit        | Price     | Date of sale |
|--------------------------------|-----------------------------------|-----------|--------------|
| 3 bed, 2 bath, 2 car townhomes | Lot 62 Reserve Altona North       | \$785,000 | 22.10.20     |
|                                | Lot 69 Reserve Altona North       | \$805,000 | 10.1.21      |
|                                | Lot 79 Rosala Avenue Altona North | \$744,000 | 30.1.21      |

### Unit type or class

E.g. One bedroom units

|                                | Address of comparable unit        | Price     | Date of sale |
|--------------------------------|-----------------------------------|-----------|--------------|
| 4 bed, 3 bath, 2 car townhomes | Lot 46 Misten Avenue Altona North | \$910,000 | 4.8.20       |
|                                | Lot 48 Misten Avenue Altona North | \$875,000 | 16.12.20     |
|                                | Lot 53 Misten Avenue Altona North | \$970,000 | 31.1.21      |

This Statement of Information was prepared on:

18.2.21