## 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

68 Maidstone 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	\$1,250,000	&	\$1,350,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$920,000	Property type			House	Suburb	Altona
Period-from	01 Oct 2019	to	30 Sep 2	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
14 Bracken Grove Altona VIC 3018	\$1,795,000	12-Nov-19
37 Myrtle Grove Altona VIC 3018	\$1,250,000	15-Nov-19
4 Belah Avenue Altona VIC 3018	\$1,095,000	18-Apr-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: 21 October 2020



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# hockingstuart

Lyndon Springthorpe M 0499 500 074

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Mp. Log	14 Bracken Grove Altona VIC 3018	Sold Price	\$1,795,000	Sold Date	12-Nov-19
	🛱 4 🗎 2 🞧 3			Distance	0.38km
	37 Myrtle Grove Altona VIC 3018	Sold Price	\$1,250,000	Sold Date	15-Nov-19
	🖴 4 🕒 2 👝 3			Distance	0.43km
EVENT OF THE AND A STATEMENT OF THE AND	4 Belah Avenue Altona VIC 3018	Sold Price	\$1,095,000	Sold Date	18-Apr-20
<ul> <li>In the state of th</li></ul>	🛱 4 🕒 2 🞧 3			Distance	0.49km
	5 Bayview Street Altona VIC 3018	Sold Price	\$1,800,000	Sold Date	22-Apr-20
	🚍 5 🕒 2 👝 3			Distance	1.99km

RS = Recent sale UN = Undisclosed Sale

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