

## 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

14 McBain 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,180,000

&

\$1,260,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$851,500

Property type

House

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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 25 Romawi Street Altona VIC 3018       | \$1,240,000 | 11-Nov-19 |
| 32 Rose Street Altona VIC 3018         | \$1,200,000 | 17-Oct-19 |
| 12 Parkside Crescent Seaholme VIC 3018 | \$1,230,000 | 06-Jan-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: 17 February 2020



**25 Romawi Street Altona VIC 3018**

Sold Price

<sup>RS</sup> **\$1,240,000**

Sold Date

**11-Nov-19**

3 1 4

Distance

**0.33km**



**32 Rose Street Altona VIC 3018**

Sold Price

<sup>RS</sup> **\$1,200,000**

Sold Date

**17-Oct-19**

3 1 5

Distance

**0.72km**



**12 Parkside Crescent Seaholme VIC 3018**

Sold Price

<sup>RS</sup> **\$1,230,000**

Sold Date

**06-Jan-20**

3 1 -

Distance

**1.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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