

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

6/53-55 Kyle Road Altona North VIC 3025

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

\$599,000

&

\$658,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,250

Property type

Unit

Suburb

Altona North

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

2/61 Kyle Road Altona North VIC 3025	\$590,000	19-Mar-19
2/54 Millers Road Brooklyn VIC 3012	\$705,000	04-Sep-19
3/14 Primula Avenue Brooklyn VIC 3012	\$650,000	25-Feb-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: 14 February 2020



2/61 Kyle Road Altona North VIC 3025

3 2 1

Sold Price

\$590,000

Sold Date

19-Mar-19

Distance

0.09km



2/54 Millers Road Brooklyn VIC 3012

3 2 2

Sold Price

\$705,000

Sold Date

04-Sep-19

Distance

0.95km



3/14 Primula Avenue Brooklyn VIC 3012

3 2 2

Sold Price

\$650,000

Sold Date

25-Feb-19

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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