

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

1/65 David 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,250

Property type

Unit

Suburb

Altona

Period-from

01 Mar 2019

to

29 Feb 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

3/40 David Street Altona VIC 3018	\$790,000	22-Jan-20
1/32 Romawi Street Altona VIC 3018	\$670,000	13-Dec-19
3/42 Bell Avenue Altona VIC 3018	\$718,500	30-Oct-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: 03 March 2020



3/40 David Street Altona VIC 3018

Sold Price

^{RS} **\$790,000**

Sold Date

22-Jan-20

3 2 2

Distance

0.16km



1/32 Romawi Street Altona VIC 3018

Sold Price

^{RS} **\$670,000**

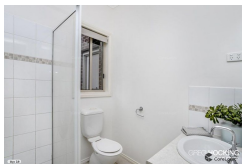
Sold Date

13-Dec-19

2 1 1

Distance

0.3km



3/42 Bell Avenue Altona VIC 3018

Sold Price

\$718,500

Sold Date

30-Oct-19

3 2 1

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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