

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

5/37 Bent 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

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$966,500

Property type

House

Suburb

Altona

Period-from

01 Jul 2020

to

30 Jun 2021

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

1/100 Civic Parade Altona VIC 3018	\$712,500	30-Apr-21
4/61 Davies Street Altona VIC 3018	\$700,000	01-Jul-21
1/15 Davies Street Altona VIC 3018	\$901,000	17-Jul-21

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: 26 July 2021



1/100 Civic Parade Altona VIC 3018 Sold Price **\$712,500** Sold Date **30-Apr-21**

 2  2  1

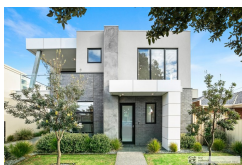
Distance **0.21km**



4/61 Davies Street Altona VIC 3018 Sold Price ^{RS} **\$700,000** Sold Date **01-Jul-21**

 2  2  1

Distance **0.21km**



1/15 Davies Street Altona VIC 3018 Sold Price ^{RS} **\$901,000** Sold Date **17-Jul-21**

 2  2  1

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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