

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

2/221 Blackshaws 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Altona North

Period-from

01 Jun 2019

to

31 May 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

3/2 May Street Altona North VIC 3025	\$325,000	27-Apr-20
1/355 Blackshaws Road Altona North VIC 3025	\$297,000	01-May-20
8/414 Blackshaws Road Altona North VIC 3025	\$310,000	20-Dec-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: 04 June 2020

Mark de Brabander
P 83870000
M 0406536447
E mdebrabander@greghocking.com.au



3/2 May Street Altona North VIC 3025

2 1 1

Sold Price **\$325,000** Sold Date **27-Apr-20**

Distance **0.4km**



1/355 Blackshaws Road Altona North VIC 3025

1 1 1

Sold Price **\$297,000** Sold Date **01-May-20**

Distance **1.36km**



8/414 Blackshaws Road Altona North VIC 3025

2 1 1

Sold Price **\$310,000** Sold Date **20-Dec-19**

Distance **1.95km**

RS = Recent sale **UN** = Undisclosed Sale

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