

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	3/9 Cobham Street, Altona Vic 3018
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$600,000	&	\$650,000
	4000,000	<u>~</u>	

#### Median sale price

Median price	\$681,000	Hou	se	Unit	Х	Suburb	Altona
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

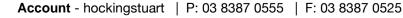
#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	2/222 Civic Pde ALTONA 3018	\$685,000	12/04/2018
2	1/204 Civic Pde ALTONA 3018	\$640,000	22/03/2018
3	1/23 Mulga St ALTONA 3018	\$572,000	27/02/2018

#### 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 six months.







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## hockingstuart









Rooms: 3

**Property Type:** Townhouse **Land Size:** 154 sqm approx

**Agent Comments** 

Brand new single level townhouse

Indicative Selling Price \$600,000 - \$650,000 Median Unit Price Year ending June 2018: \$681,000

### Comparable Properties

2/222 Civic Pde ALTONA 3018 (VG)

**2** 





Agent Comments

Two storey two bedroom townhouse

Price: \$685,000 Method: Sale Date: 12/04/2018

Rooms: -

Property Type: House (Res) Land Size: 155 sqm approx

1/204 Civic Pde ALTONA 3018 (VG)

2



**6** -

Agent Comments

Older two bedroom single level residence with a

double garage

Price: \$640,000 Method: Sale Date: 22/03/2018

Rooms: -

**—** 2

Property Type: Flat/Unit/Apartment (Res)

Land Size: 244 sqm approx





**Agent Comments** 

Unrenovated single level villa unit

Price: \$572,000 Method: Sale Date: 27/02/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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