

## 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

3/9 Cobham Street, Altona Vic 3018

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&

\$650,000

#### Median sale price

Median price \$681,000

House

Unit

X

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.

	Address 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.



2   
 1   
 1

**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   
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**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   
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**Agent Comments**

Older two bedroom single level residence with a double garage

**Price:** \$640,000

**Method:** Sale

**Date:** 22/03/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)

**Land Size:** 244 sqm approx



### 1/23 Mulga St ALTONA 3018 (VG)

2   
 -   
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**Agent Comments**

Unrenovated single level villa unit

**Price:** \$572,000

**Method:** Sale

**Date:** 27/02/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)