

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

122 Mills Street, Altona North Vic 3025

Indicative selling price

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

Range between \$860,000

&

\$940,000

Median sale price

Median price \$881,000

House

X

Unit

Suburb Altona North

Period - From 01/10/2017

to

30/09/2018

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	43 Second Av ALTONA NORTH 3025	\$915,000	23/06/2018
2	16 First Av ALTONA NORTH 3025	\$881,000	22/09/2018
3	30 The Broadway ALTONA NORTH 3025	\$850,000	13/10/2018

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.



3 1 3

Rooms: 4

Property Type: House (Previously Occupied - Detached)

Land Size: 557 sqm approx

Agent Comments

Comparable Properties



43 Second Av ALTONA NORTH 3025 (VG)

Agent Comments

3 - -

Price: \$915,000

Method: Sale

Date: 23/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 557 sqm approx

16 First Av ALTONA NORTH 3025 (REI)

Agent Comments

3 1 3

Price: \$881,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 562 sqm approx



30 The Broadway ALTONA NORTH 3025 (REI)

Agent Comments

2 1 1

Price: \$850,000

Method: Auction Sale

Date: 13/10/2018

Rooms: 4

Property Type: House (Res)

Land Size: 550 sqm approx