

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

3/40 David 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

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Altona

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/64 Grieve Parade Altona VIC 3018	\$790,000	06-May-19
1/146 Maidstone Street Altona VIC 3018	\$792,500	30-Oct-19
1/64 Grieve Parade Altona VIC 3018	\$805,000	05-Jun-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.~~

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2/64 Grieve Parade Altona VIC 3018

3 3 1

Sold Price **\$790,000** Sold Date **06-May-19**

Distance **0.77km**



1/146 Maidstone Street Altona VIC 3018

3 2 2

Sold Price ^{RS} **\$792,500** Sold Date **30-Oct-19**

Distance **1.4km**



1/64 Grieve Parade Altona VIC 3018 Sold Price

3 - -

\$805,000 Sold Date **05-Jun-19**

Distance **0.76km**

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

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