

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

2/37 Bent 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

or range
between

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,250

Property type

Unit

Suburb

Altona

Period-from

01 Sep 2019

to

31 Aug 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

5/15 Davies Street Altona VIC 3018	\$750,000	27-Apr-20
4/8 David Street Altona VIC 3018	\$715,000	28-Jul-20
2/28 Seves Street Altona VIC 3018	\$675,000	30-Jun-20

OR

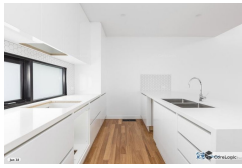
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 September 2020

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5/15 Davies Street Altona VIC 3018

Sold Price

\$750,000

Sold Date **27-Apr-20**

 2  2  1

Distance **0.31km**



4/8 David Street Altona VIC 3018

Sold Price

^{RS} **\$715,000**

Sold Date **28-Jul-20**

 2  2  1

Distance **0.51km**



2/28 Seves Street Altona VIC 3018

Sold Price

\$675,000

Sold Date **30-Jun-20**

 2  1  1

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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