

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

4/8 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

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,750

Property type

Unit

Suburb

Altona

Period-from

01 Jun 2019

to

31 May 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

1/32 Romawi Street Altona VIC 3018	\$670,000	13-Dec-19
1/65 David Street Altona VIC 3018	\$760,000	18-May-20
5/15 Davies Street Altona VIC 3018	\$750,000	25-May-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: 17 June 2020

Julian Montebello

M 0406 883 980

E jmontebello@greghocking.com.au



1/32 Romawi Street Altona VIC 3018

Sold Price

\$670,000

Sold Date

13-Dec-19

2

1

1

Distance

0.2km



1/65 David Street Altona VIC 3018

Sold Price

\$760,000

Sold Date

18-May-20

3

2

2

Distance

0.44km



5/15 Davies Street Altona VIC 3018

Sold Price

\$750,000^{UN}

Sold Date

25-May-20

2

2

1

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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