

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

3/42 Davies 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

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Altona

Period-from

01 Sep 2018

to

31 Aug 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

3/96 Civic Parade Altona VIC 3018	\$695,000	13-Jun-19
3/33 Upton Street Altona VIC 3018	\$705,000	05-Aug-19
4/37 Upton Street Altona VIC 3018	\$672,500	27-Jul-19

OR

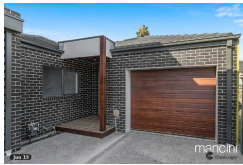
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 20 September 2019

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3/96 Civic Parade Altona VIC 3018 Sold Price ^{RS} **\$695,000** Sold Date **13-Jun-19**

 3  2  1

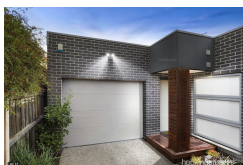
Distance **0.11km**



3/33 Upton Street Altona VIC 3018 Sold Price ^{RS} **\$705,000** Sold Date **05-Aug-19**

 3  2  2

Distance **0.94km**



4/37 Upton Street Altona VIC 3018 Sold Price **\$672,500** Sold Date **27-Jul-19**

 3  1  2

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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