

## 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

13 Spear Court, Altona Vic 3018

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$730,000

#### Median sale price

Median price

\$917,500

House

X

Unit

Suburb

Altona

Period - From

01/07/2018

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	56 Hammond St ALTONA 3018	\$730,000	26/06/2018
2	15 Karingal St ALTONA 3018	\$730,000	14/07/2018
3	9 Lugg St ALTONA 3018	\$725,000	17/05/2018

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.



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**Rooms:**  
**Property Type:** House  
**Land Size:** 560 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$730,000

**Median House Price**  
 September quarter 2018: \$917,500

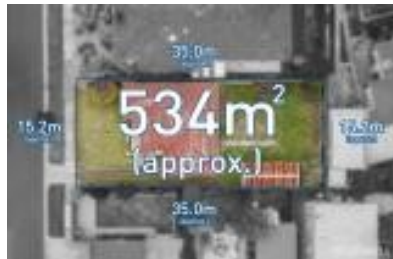
## Comparable Properties

### 56 Hammond St ALTONA 3018 (VG)

Agent Comments

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**Price:** \$730,000  
**Method:** Sale  
**Date:** 26/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx



### 15 Karingal St ALTONA 3018 (REI)

Agent Comments

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**Price:** \$730,000  
**Method:** Auction Sale  
**Date:** 14/07/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx

### 9 Lugg St ALTONA 3018 (VG)

Agent Comments

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**Price:** \$725,000  
**Method:** Sale  
**Date:** 17/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx