Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property of	fered	for	sale
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Address Including suburb and postcode	13 Ransom Avenue, 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	For the r	meaning of this	price see consumer.vic.g	ov.au/underquoting (*Delete single price	or range as applicable)
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Single price	\$*	or range between	\$660,000	&	\$700,000

Median sale price

Median price	\$788,579		Property type	House		Suburb	Altona
Period - From	04/09/2018	to	03/09/2019	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.

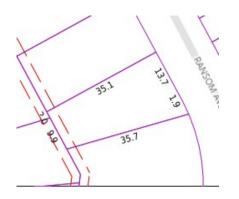
Address of comparable property	Price	Date of sale
1 35 Lowe Av ALTONA 3018	\$930,000	15/03/2019
2 15 Burt St ALTONA 3018	\$740,000	24/08/2019
3 55 Hammond St ALTONA 3018	\$665,500	19/03/2019

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.

This Statement of Information was prepared on:	04/09/2019





Property Type: House (Previously

Occupied - Detached) Land Size: 554 sqm approx

Agent Comments

Tony Gerace 03 9687 1344 0411 121701 tonygerace@burnham.com.au

Indicative Selling Price \$630,000 - \$670,000 **Median House Price** 04/09/2018 - 03/09/2019: \$788,579

Comparable Properties

35 Lowe Av ALTONA 3018 (VG)

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Price: \$930.000 Method: Sale Date: 15/03/2019

Rooms: -

Property Type: House (Res) Land Size: 636 sqm approx

15 Burt St ALTONA 3018 (REI)

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Price: \$740,000 Method: Private Sale Date: 24/08/2019 Rooms: 5

Property Type: House (Res) Land Size: 601 sqm approx

55 Hammond St ALTONA 3018 (VG)

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Price: \$665,500 Method: Sale Date: 19/03/2019 Rooms: -

Property Type: House (Res) Land Size: 534 sqm approx

Agent Comments

Agent Comments

Agent Comments

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044





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