

# 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](http://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](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

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

13 Ransom Avenue, Altona Vic 3018

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



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**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 554 sqm approx

Agent Comments

**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)**

Agent Comments

4 - -

**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)**

Agent Comments

3 1 2

**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)**

Agent Comments

4 - -

**Price:** \$665,500

**Method:** Sale

**Date:** 19/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 534 sqm approx