

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

2/57 Blyth Street, Altona Vic 3018

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$770,000

&

\$825,000

Median sale price

Median price \$780,000

Property Type Unit

Suburb Altona

Period - From 01/01/2019

to 31/12/2019

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	1/4 Boyd St ALTONA 3018	\$837,500	14/03/2020
2	1/152 Blyth St ALTONA 3018	\$815,000	14/01/2020
3	1/146 Maidstone St ALTONA 3018	\$792,500	30/10/2019

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:

08/04/2020 09:49



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$770,000 - \$825,000

Median Unit Price

Year ending December 2019: \$780,000

Comparable Properties



1/4 Boyd St ALTONA 3018 (REI)

Agent Comments

3 2 2

Price: \$837,500

Method: Auction Sale

Date: 14/03/2020

Property Type: Townhouse (Res)



1/152 Blyth St ALTONA 3018 (VG)

Agent Comments

3 - -

Price: \$815,000

Method: Sale

Date: 14/01/2020

Property Type: Strata Unit/Flat

1/146 Maidstone St ALTONA 3018 (VG)

Agent Comments

3 - -

Price: \$792,500

Method: Sale

Date: 30/10/2019

Property Type: Strata Unit/Flat