

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

33 Grieve Parade, Altona Vic 3018

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$777,500

Property Type Unit

Suburb Altona

Period - From 01/07/2019

to 30/06/2020

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	13 Central Av, Altona, Vic 3018, Australia	\$890,000	18/05/2020
2	1/4 Boyd St ALTONA 3018	\$837,500	14/03/2020
3	2/57 Blyth St ALTONA 3018	\$815,000	23/05/2020

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:

17/08/2020 21:23



Property Type: House (Res)

Land Size: 750 sqm approx

Agent Comments

Comparable Properties

13 Central Av, Altona, Vic 3018, Australia (REI) Agent Comments



Price: \$890,000

Method:

Date: 18/05/2020

Property Type: Townhouse (Single)



1/4 Boyd St ALTONA 3018 (REI/VG)

Agent Comments



Price: \$837,500

Method: Auction Sale

Date: 14/03/2020

Property Type: Townhouse (Res)



2/57 Blyth St ALTONA 3018 (VG)

Agent Comments



Price: \$815,000

Method: Sale

Date: 23/05/2020

Property Type: Flat/Unit/Apartment (Res)