

## 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

3/218 Blyth Street 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

\$600,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Altona

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

### 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 6 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

5/4 Robin Street Altona VIC 3018	\$615,000	14-Nov-19
3/27 Myrtle Grove Altona VIC 3018	\$650,000	27-Mar-20
14 Manning Street Altona VIC 3018	\$599,000	03-Apr-20

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 6 months.~~

This Statement of Information was prepared on: 09 May 2020

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**5/4 Robin Street Altona VIC 3018**

Sold Price

**\$615,000**

Sold Date

**14-Nov-19**

 2

 1

 2

Distance

**0.42km**



**3/27 Myrtle Grove Altona VIC 3018**

Sold Price

**\$650,000**

Sold Date

**27-Mar-20**

 2

 1

 1

Distance

**0.44km**



**14 Manning Street Altona VIC 3018**

Sold Price

<sup>RS</sup> **\$599,000**

Sold Date

**03-Apr-20**

 2

 1

 1

Distance

**0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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