

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4/37 Upton Street, 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)

Single price or range between \$620,000 & \$670,000

Median sale price

(*Delete house or unit as applicable)

Median price \$575,000 Unit ☒ Suburb or locality Altona

Period - From 01/07/2018 to 30/06/2019 Source Real Estate Institute Of Victoria

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. 3/65 Purnell Street, Altona VIC 3018	\$600,000	12/04/2019
2. 3/96 Civic Parade, Altona VIC 3018	\$695,000	13/06/2019
3. 4/3 Kookaburra Street, Altona VIC 3018	\$630,000	24/06/2019

Statement Prepared Date: 17/07/2019