

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and postcode

Alfie - 430 Blackshaws Road, Altona North VIC 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
4 bedroom, 3 bathroom, 2 car townhouse Lots 19, 20	\$*	Or range between	\$*905,000	&	\$915,000
3 bedroom, 2 bathroom, 2 car townhouse Lot 42, 44	\$*	Or range between	\$*745,000	&	\$765,000
2 bedroom, 2 bathroom, 1 car townhouse Lots 12, 13, 14, 15, 16	\$620,000	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$780,000

Suburb Altona North

Period - From Jan 20 To March 20

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
4 bed, 3 bath, 2 car townhomes	2/15 Luly Street Altona North	\$911,000	29/1/20
	59A Second Avenue Altona North	\$940,000	1/2/20
	Lot 22 Rosala Avenue Altona North	\$970,000	22/3/20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 bed, 2 bath, 2 car townhomes	5 Freemans Road Altona North	\$740,000	25/12/19
	2/12 Stapley Crescent Altona North	\$765,000	21/12/19
	68 Chambers Road Altona North	\$740,000	20/12/19

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 bed, 2 bath, 1 car townhomes	Lot 11 Glade Avenue Altona North	\$625,000	26.2.20
	2/9 Cresser Street Altona North	\$708,000	8.2.20
	3/235 Blackshaws Road Altona North	\$585,000	15.2.20

This Statement of Information was prepared on:

14.5.20