

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	404/113 Pier Street, Altona Vic 3018
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Indicative selling price

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

Single price \$399,000

Median sale price

Median price	\$570,000	House		Unit	X	Suburb	Altona
Period - From	01/10/2017	to	30/09/2018	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	302/105-113 Pier St ALTONA 3018	\$448,100	30/06/2018
2	307/105 Pier St ALTONA 3018	\$430,000	11/08/2018
3	203/113 Pier St ALTONA 3018	\$382,500	17/05/2018

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.



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Rooms:
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$399,000

Median Unit Price
 Year ending September 2018: \$570,000

Comparable Properties



302/105-113 Pier St ALTONA 3018 (REI)

Agent Comments

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Price: \$448,100
Method: Private Sale
Date: 30/06/2018
Rooms: -
Property Type: Apartment



307/105 Pier St ALTONA 3018 (REI)

Agent Comments

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Price: \$430,000
Method: Auction Sale
Date: 11/08/2018
Rooms: -
Property Type: Apartment



203/113 Pier St ALTONA 3018 (REI)

Agent Comments

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Price: \$382,500
Method: Private Sale
Date: 17/05/2018
Rooms: -
Property Type: Apartment