

# 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 / 42 Grieve Parade, Altona

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$ 700,000

&

\$ 750,000

### Median sale price

Median price

\$ 815,000

Unit

Yes

Suburb

Altona

Period - From

01 / 01 / 18

to

31 / 03 / 18

Source

REIV

### Comparable property sales

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	11A Wren Street, Altona	\$ 850,000	17 / 03 / 18
2	3/48 Maidstone Street, Altona	\$ 720,000	11 / 01 / 18
3	3/100 Railway Street South, Altona	\$ 705,000	03 / 02 / 18