

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

L45 Government Road 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

\$105,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$52,500

*House

*Unit

Suburb

Altona

Period-from

01 Feb 2018

to

31 Jan 2019

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 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

L40 Government Road Altona VIC 3018	\$38,000	22-Jun-18
L408 Henty Avenue Altona VIC 3018	\$42,000	14-Jun-18
L418 Government Road Altona VIC 3018	\$52,500	16-Oct-18

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.~~

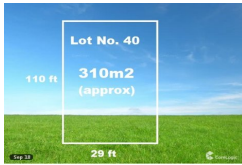
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L40 Government Road Altona VIC 3018

Sold Price

\$38,000

Sold Date

22-Jun-18



-



-



-

Distance

0.04km

L408 Henty Avenue Altona VIC 3018

Sold Price

\$42,000

Sold Date

14-Jun-18



-



-



-

Distance

0.15km

L418 Government Road Altona VIC 3018

Sold Price

\$52,500

Sold Date

16-Oct-18



-



-



-

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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