

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

3/34 Linnet 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 \$580,000 & \$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$532,500 *House *Unit X Suburb Altona

Period-from 01 Aug 2018 to 31 Jul 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 6 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
5/12 Grieve Parade Altona VIC 3018	\$635,000	07-Aug-19
3/8 Maidstone Street Altona VIC 3018	\$643,000	21-Jul-19
4/3 Kookaburra Street Altona VIC 3018	\$630,000	13-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 27 August 2019

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5/12 Grieve Parade Altona VIC 3018 Sold Price **\$635,000^{UN}** Sold Date **07-Aug-19**

 2  1  1

Distance **0.46km**



3/8 Maidstone Street Altona VIC 3018 Sold Price **\$643,000** Sold Date **21-Jul-19**

 2  1  1

Distance **0.51km**



4/3 Kookaburra Street Altona VIC 3018 Sold Price **\$630,000** Sold Date **13-Jun-19**

 2  1  1

Distance **0.59km**

RS = Recent sale UN = Undisclosed Sale

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