# 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

9 Cowra 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	\$940,000	&	\$1,030,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$900,000	Property type		House		Suburb	Altona
Period-from	01 Jul 2019	to	30 Jun 2	2020	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
10 Boyd Street Altona VIC 3018	\$996,100	22-Feb-20
11 Mulga Street Altona VIC 3018	\$1,120,000	05-Mar-20
45 Seagull Avenue Altona VIC 3018	\$1,085,000	26-Jan-20

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: 14 July 2020

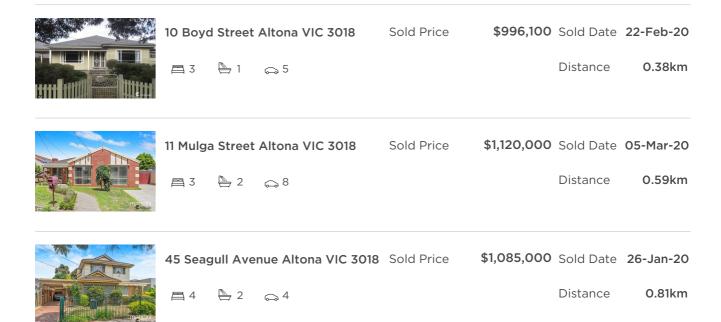


consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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