

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

4/34-36 Upton 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,250

Property type

Unit

Suburb

Altona

Period-from

01 Feb 2019

to

31 Jan 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

3/34 Linnet Street Altona VIC 3018	\$590,000	19-Sep-19
3/165 Blyth Street Altona VIC 3018	\$565,250	20-Oct-19
2/202 Blyth Street Altona VIC 3018	\$590,000	30-Nov-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: 21 February 2020



3/34 Linnet Street Altona VIC 3018 Sold Price **\$590,000** Sold Date **19-Sep-19**

 2  1  1

Distance **0.93km**



3/165 Blyth Street Altona VIC 3018 Sold Price **\$565,250** Sold Date **20-Oct-19**

 2  1  1

Distance **0.95km**



2/202 Blyth Street Altona VIC 3018 Sold Price **\$590,000** Sold Date **30-Nov-19**

 2  1  1

Distance **1.35km**

RS = Recent sale **UN** = Undisclosed Sale

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