

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

5/61 Davies 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

\$700,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Other

Suburb

Altona

Period-from

01 Dec 2019

to

30 Nov 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

2/37 Bent Street Altona VIC 3018	\$750,000	23-Sep-20
2/28 Mount Street Altona VIC 3018	\$695,000	20-Oct-20
4/8 David Street Altona VIC 3018	\$715,000	16-Jul-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: 01 December 2020

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2/37 Bent Street Altona VIC 3018

Sold Price

^{RS} **\$750,000** Sold Date **23-Sep-20**

3 1 1

Distance **0.21km**



2/28 Mount Street Altona VIC 3018

Sold Price

^{RS} **\$695,000** Sold Date **20-Oct-20**

2 1 2

Distance **0.28km**



4/8 David Street Altona VIC 3018

Sold Price

\$715,000 Sold Date **16-Jul-20**

2 2 1

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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