



STATEMENT OF INFORMATION

3/33 UPTON STREET, ALTONA, VIC 3018

PREPARED BY JOSEPH HANNA, LICENSED ESTATE AGENT / AUCTIONEER

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Register to inspect.

By registering your details you will be instantly informed of any updates, changes or cancellations for your property appointment. If no one registers for an inspection, it may not proceed.

Don't miss out.

To book an inspection, please click Book Inspection Time or 'Email Agent' to receive an SMS/email with available inspection times. You can select a time that suits you, however you must register to confirm your inspection time.

3/33 UPTON STREET, ALTONA, VIC 3018

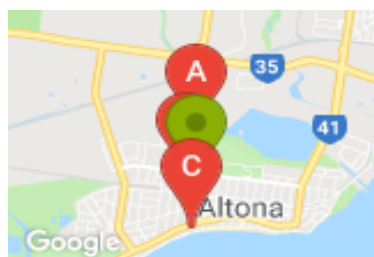
 3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$700,000 to \$750,000**

MEDIAN SALE PRICE



ALTONA, VIC, 3018

Suburb Median Sale Price (House)

\$845,000

01 April 2018 to 31 March 2019

Provided by: 

COMPARABLE PROPERTIES

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.



7 KEARNEY AVE, ALTONA, VIC 3018

 3  2  2

Sale Price

***\$780,000**

Sale Date: 01/06/2019

Distance from Property: 730m



4/11 HANCOCK ST, ALTONA, VIC 3018

 2  1  4

Sale Price

\$666,000

Sale Date: 07/03/2019

Distance from Property: 123m



3/180 QUEEN ST, ALTONA, VIC 3018

 3  1  1

Sale Price

\$690,000

Sale Date: 02/07/2018

Distance from Property: 636m



This report has been compiled on 21/06/2019 by Joseph Hanna. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3/33 UPTON STREET, ALTONA, VIC 3018

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$700,000 to \$750,000

Median sale price

Median price

\$845,000

House

Unit

X

Suburb

ALTONA

Period

01 April 2018 to 31 March 2019

Source


pricfinder

Comparable property sales

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

7 KEARNEY AVE, ALTONA, VIC 3018	*\$780,000	01/06/2019
4/11 HANCOCK ST, ALTONA, VIC 3018	\$666,000	07/03/2019
3/180 QUEEN ST, ALTONA, VIC 3018	\$690,000	02/07/2018