

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

1/1 Hammond 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Altona

Period-from

01 Sep 2018

to

31 Aug 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

1/12 McAlpine Court Altona VIC 3018	\$660,000	20-Jun-19
2/60 Grieve Parade Altona VIC 3018	\$535,000	22-Mar-19
4/37 Upton Street Altona VIC 3018	\$672,500	27-Jul-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: 25 September 2019



1/12 McAlpine Court Altona VIC 3018

 2  1  1

Sold Price

\$660,000

Sold Date

20-Jun-19

Distance

0.09km



2/60 Grieve Parade Altona VIC 3018

 2  1  1

Sold Price

\$535,000

Sold Date

22-Mar-19

Distance

0.52km



4/37 Upton Street Altona VIC 3018

 3  1  2

Sold Price

^{RS} **\$672,500**

Sold Date

27-Jul-19

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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