

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

3/9 Sargood 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Altona

Period-from

01 Jun 2020

to

31 May 2021

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

2/66 Blyth Street Altona VIC 3018	\$645,000	09-Feb-21
1/19 Romawi Street Altona VIC 3018	\$700,000	28-May-21
56 Davies Street Altona VIC 3018	\$751,000	28-Jan-21

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: 08 June 2021

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2/66 Blyth Street Altona VIC 3018 Sold Price **\$645,000** Sold Date **09-Feb-21**

 2  1  1

Distance **0.09km**



1/19 Romawi Street Altona VIC 3018 Sold Price ^{RS} **\$700,000** Sold Date **28-May-21**

 2  1  1

Distance **0.36km**



56 Davies Street Altona VIC 3018 Sold Price **\$751,000** Sold Date **28-Jan-21**

 2  1  2

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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