

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

9/126 Blyth 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

\$519,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Altona

Period-from

01 Feb 2020

to

31 Jan 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

3/245 Esplanade Altona VIC 3018	\$530,000	26-Oct-20
Esplanade Altona VIC 3018	\$530,000	26-Oct-20
208/117 Pier Street Altona VIC 3018	\$520,000	15-Feb-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: 24 February 2021



3/245 Esplanade Altona VIC 3018

Sold Price

\$530,000

Sold Date **26-Oct-20**

2 1 1

Distance **0.28km**



Esplanade Altona VIC 3018

Sold Price

Sold Date **26-Oct-20**

2 1 1

Distance **0.28km**



208/117 Pier Street Altona VIC 3018

Sold Price

^{RS}**\$520,000**

Sold Date **15-Feb-21**

2 2 1

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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