

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

3/42 Bell Avenue, Altona

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$ 640,000 & \$ 690,000

Median sale price

Median price

\$ 532,500

Property type

Unit

Suburb

Altona

Period - From

01 Oct, 2018

to

30 Sept, 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 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
3/96 Civic Parade, Altona	\$ 695,000	13 June, 2019
4/37 Upton Street, Altona	\$ 672,500	27 July, 2019
3/33 Upton Street, Altona	\$ 705,000	05 Aug, 2019

This Statement of Information was prepared on: 15 Oct, 2019