

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb or locality
and postcode

Lot 110 Alfie - 430 Blackshaws Road, Altona North VIC 3025

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
2-bedroom, 2 bathroom, 1 car townhouse - Lot 110	\$650,000	or range between	

Additional entries may be included or attached as required.

Unit median sale price

Median price	\$762k	Suburb or locality	Altona North
Period - From	June 21	To	August 21
Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
Lot 111 Glynn Ave, Altona North 3025	\$645,073	7.6.21
Lot 109 Deakin Ave, Altona North 3025	\$648,464	5.7.21
Lot 113 Deakin Ave, Altona North 3025	\$645,350	25.5.21

This Statement of Information was prepared on: 31.8.21