

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 2/39 Misten Avenue, Altona North Vic 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000 & \$690,000

Median sale price

Median price \$620,000 House Unit X Suburb Altona North

Period - From 01/01/2019 to 31/03/2019 Source REIV

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
1	3/34 Cyclamen Av ALTONA NORTH 3025	\$705,000	03/05/2019
2	46a Cresser St ALTONA NORTH 3025	\$682,000	29/04/2019
3	107 Third Av ALTONA NORTH 3025	\$670,000	13/03/2019

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 six months.



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Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$660,000 - \$690,000
Median Unit Price
March quarter 2019: \$620,000

Comparable Properties



3/34 Cyclamen Av ALTONA NORTH 3025 (REI) **Agent Comments**

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Price: \$705,000
Method: Private Sale
Date: 03/05/2019
Rooms: -
Property Type: Unit



46a Cresser St ALTONA NORTH 3025 (REI) **Agent Comments**

3 2 2

Price: \$682,000
Method: Private Sale
Date: 29/04/2019
Rooms: -
Property Type: Townhouse (Single)



107 Third Av ALTONA NORTH 3025 (REI/VG) **Agent Comments**

3 1 2

Price: \$670,000
Method: Private Sale
Date: 13/03/2019
Rooms: -
Property Type: Townhouse (Single)
Land Size: 166 sqm approx