

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

5/12 Grieve Parade, Altona Vic 3018

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$622,000

House

Unit

X

Suburb Altona

Period - From 01/01/2018

to

31/12/2018

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	99a Railway St.N ALTONA 3018	\$725,000	26/09/2018
2	3/32 Romawi St ALTONA 3018	\$596,000	25/10/2018
3	4/138 Blyth St ALTONA 3018	\$585,000	12/10/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
Year ending December 2018: \$622,000

Comparable Properties

99a Railway St.N ALTONA 3018 (VG)

Agent Comments



Price: \$725,000
Method: Sale
Date: 26/09/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)
Land Size: 257 sqm approx



3/32 Romawi St ALTONA 3018 (REI/VG)

Agent Comments



Price: \$596,000
Method: Sold Before Auction
Date: 25/10/2018
Rooms: -
Property Type: Unit



4/138 Blyth St ALTONA 3018 (VG)

Agent Comments



Price: \$585,000
Method: Sale
Date: 12/10/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)