

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

7/37 Wren 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

\$675,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,250

Property type

Unit

Suburb

Altona

Period-from

01 Aug 2019

to

31 Jul 2020

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

4/208 Queen Street Altona VIC 3018	\$650,000	01-Aug-20
4/8 David Street Altona VIC 3018	\$715,000	28-Jul-20
3/60 David Street Altona VIC 3018	\$657,500	22-Apr-20

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: 17 August 2020

Auction and Open House Inspections Agent Buyers/Renters Maximum 20 Access limited by unit space per person rule. Contact details must be kept for tracing.	4/208 Queen Street Altona VIC 3018		Sold Price	^{RS} \$650,000	Sold Date	01-Aug-20
	2	1	1		Distance	0.72km
	4/8 David Street Altona VIC 3018		Sold Price	^{RS} \$715,000	Sold Date	28-Jul-20
	2	2	1		Distance	1.1km
	3/60 David Street Altona VIC 3018		Sold Price	\$657,500	Sold Date	22-Apr-20
	2	1	1		Distance	1.16km

RS = Recent sale

UN = Undisclosed Sale

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