

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 38 Belmar Avenue, Altona, VIC 3018

Indicative selling price

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

Price Range

\$900,000

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\$990,000

Median sale price

Median price

\$1,040,000

Property Type

House

Suburb

Altona (3018)

Period - From

01/11/2020

to

31/10/2021

Source

CoreLogic

Comparable property sales

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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
13 DELMONT AVENUE, ALTONA VIC 3018	\$990,000	10/05/2021
15 MERRITT COURT, ALTONA VIC 3018	\$960,000	16/06/2021
31 FENFIELD STREET, ALTONA VIC 3018	\$1,150,000	14/10/2021

This Statement of Information was prepared on: 10/11/2021