

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

4/32 Linnet 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Altona

Period-from

01 Oct 2019

to

30 Sep 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

2/31 Linnet Street Altona VIC 3018	\$605,000	27-Feb-20
2/26 Bracken Grove Altona VIC 3018	\$640,000	08-Jul-20
3/27 Myrtle Grove Altona VIC 3018	\$650,000	27-Mar-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: 26 October 2020



2/31 Linnet Street Altona VIC 3018

Sold Price

\$605,000

Sold Date

27-Feb-20

 2

 1

 2

Distance

0.13km



2/26 Bracken Grove Altona VIC 3018

Sold Price

\$640,000

Sold Date

08-Jul-20

 2

 1

 1

Distance

0.29km



3/27 Myrtle Grove Altona VIC 3018

Sold Price

\$650,000

Sold Date

27-Mar-20

 2

 1

 1

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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