

## 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

11 Linnet Street Altona VIC 3018

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,185,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$966,500

Property type

House

Suburb

Altona

Period-from

01 Jul 2020

to

30 Jun 2021

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

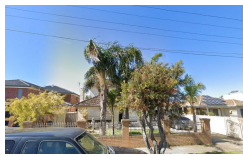
Date of sale

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 22 Stanley Street Altona VIC 3018 | \$1,200,300 | 01-Apr-21 |
| 29 Curlew Avenue Altona VIC 3018  | \$1,185,000 | 10-Jul-21 |
| 10 Bell Avenue Altona VIC 3018    | \$1,200,000 | 22-May-21 |

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: 29 July 2021



**22 Stanley Street Altona VIC 3018**

Sold Price

**\$1,200,300**

Sold Date

**01-Apr-21**

3

-

-

Distance

**0.2km**



**29 Curlew Avenue Altona VIC 3018**

Sold Price

<sup>RS</sup> **\$1,185,000**

Sold Date

**10-Jul-21**

3

1

1

Distance

**0.48km**



**10 Bell Avenue Altona VIC 3018**

Sold Price

**\$1,200,000**

Sold Date

**22-May-21**

3

2

2

Distance

**1.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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