

## 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

211 Civic Parade 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

\$990,000

&

\$1,030,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,040,000

Property type

House

Suburb

Altona

Period-from

01 Nov 2020

to

31 Oct 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 6 Akuna Street Altona VIC 3018       | \$1,045,000 | 05-Aug-21 |
| 9 Harrington Street Altona VIC 3018  | \$960,000   | 27-May-21 |
| 25 Harrington Street Altona VIC 3018 | \$1,050,000 | 10-Aug-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: 09 November 2021

Anthony Molina

M 0418304894

E anthony@barlows.com.au



**6 Akuna Street Altona VIC 3018**

Sold Price

**\$1,045,000**

Sold Date

**05-Aug-21**

 4

 2

 2

Distance

**0.29km**



**9 Harrington Street Altona VIC 3018**

Sold Price

**\$960,000**

Sold Date

**27-May-21**

 4

 1

 1

Distance

**0.39km**



**25 Harrington Street Altona VIC 3018**

Sold Price

**\$1,050,000**

Sold Date

**10-Aug-21**

 4

 2

 3

Distance

**0.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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