

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

4/41 Grieve Parade 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

\$599,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,750

Property type

Unit

Suburb

Altona

Period-from

01 Jul 2019

to

30 Jun 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

3/1 Boyd Street Altona VIC 3018	\$620,000	25-Jan-20
3/27 Myrtle Grove Altona VIC 3018	\$650,000	27-Mar-20
1/17 Maidstone Street Altona VIC 3018	\$610,000	05-Jun-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: 02 July 2020



3/1 Boyd Street Altona VIC 3018

Sold Price

\$620,000

Sold Date

25-Jan-20

2

1

1

Distance

0.19km



3/27 Myrtle Grove Altona VIC 3018

Sold Price

\$650,000

Sold Date

27-Mar-20

2

1

1

Distance

0.45km



1/17 Maidstone Street Altona VIC 3018

Sold Price

^{RS}
\$610,000

Sold Date

05-Jun-20

2

1

1

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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