

## 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

1 Rush Court 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

\$880,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 21 McIntyre Drive Altona VIC 3018 | \$1,030,000 | 11-May-20 |
| 25 Burt Street Altona VIC 3018    | \$920,000   | 11-Aug-20 |
| 35 Chifley Avenue Altona VIC 3018 | \$910,000   | 01-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: 13 October 2020



21 McIntyre Drive Altona VIC 3018

Sold Price

**\$1,030,000**

Sold Date

**11-May-20**

4 2 4

Distance

**0.2km**



25 Burt Street Altona VIC 3018

Sold Price

<sup>RS</sup> **\$920,000**

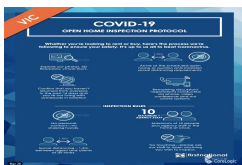
Sold Date

**11-Aug-20**

4 2 3

Distance

**0.36km**



35 Chifley Avenue Altona VIC 3018

Sold Price

**\$910,000**

Sold Date

**01-Jun-20**

3 1 3

Distance

**1.23km**

RS = Recent sale

UN = Undisclosed Sale

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