

## 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

9 Lindwood Avenue 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

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Altona

Period-from

01 Nov 2018

to

31 Oct 2019

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

237 Civic Parade Altona VIC 3018	\$775,000	29-May-19
15 Burt Street Altona VIC 3018	\$740,000	24-Aug-19

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: 06 November 2019



**237 Civic Parade Altona VIC 3018**

Sold Price

**\$775,000**

Sold Date

**29-May-19**

 3  1  2

Distance

**0.06km**



**15 Burt Street Altona VIC 3018**

Sold Price

**\$740,000**

Sold Date

**24-Aug-19**

 3  1  1

Distance

**0.79km**

RS = Recent sale

UN = Undisclosed Sale

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