

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

3/64 Misten Avenue, Altona North Vic 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$530,000 & \$570,000

Median sale price

Median price \$681,000 Property Type Unit Suburb Altona North

Period - From 01/10/2018 to 30/09/2019 Source REIV

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 six 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
1	4/34-36 Stenhouse Av BROOKLYN 3012	\$600,000	23/08/2019
2	3/26 Rymill Ct ALTONA NORTH 3025	\$575,000	08/07/2019
3	3/5 Angus Av ALTONA NORTH 3025	\$560,000	19/06/2019

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 six months.~~

This Statement of Information was prepared on:

12/11/2019 12:14

3/64 Misten Avenue, Altona North Vic 3025

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Indicative Selling Price

\$530,000 - \$570,000

Median Unit Price

Year ending September 2019: \$681,000



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



4/34-36 Stenhouse Av BROOKLYN 3012 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 23/08/2019

Property Type: Strata Unit/Flat



3/26 Rymill Ct ALTONA NORTH 3025 (VG)

Agent Comments



Price: \$575,000

Method: Sale

Date: 08/07/2019

Property Type: Strata Unit/Flat



3/5 Angus Av ALTONA NORTH 3025 (REI/VG)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 19/06/2019

Property Type: Unit

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.