

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

2/94 Maidstone Street 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,000

Property type

Unit

Suburb

Altona

Period-from

01 Oct 2018

to

30 Sep 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

5/27 Purnell Street Altona VIC 3018	\$650,000	07-Sep-19
3/8 Maidstone Street Altona VIC 3018	\$643,000	21-Jul-19
3/30 Kookaburra Street Altona VIC 3018	\$645,000	10-Oct-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: 31 October 2019



5/27 Purnell Street Altona VIC 3018 Sold Price **\$650,000** Sold Date **07-Sep-19**

 2  2  2

Distance **0.33km**



3/8 Maidstone Street Altona VIC 3018 Sold Price **\$643,000** Sold Date **21-Jul-19**

 2  1  1

Distance **0.7km**



3/30 Kookaburra Street Altona VIC 3018 Sold Price ^{RS} **\$645,000** Sold Date **10-Oct-19**

 2  2  1

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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