

## 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

2/202 Blyth Street 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

\$530,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$593,000

Property type

Unit

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 5/12 Grieve Parade Altona VIC 3018 | \$635,000 | 03-Aug-19 |
| 2/14 Webb Street Altona VIC 3018   | \$632,500 | 15-Oct-19 |
| 2/176 Queen Street Altona VIC 3018 | \$601,000 | 25-Sep-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: 01 November 2019

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5/12 Grieve Parade Altona VIC 3018 Sold Price **\$635,000** Sold Date **03-Aug-19**

 2  1  1

Distance **0.67km**



2/14 Webb Street Altona VIC 3018 Sold Price <sup>RS</sup> **\$632,500** Sold Date **15-Oct-19**

 2  1  1

Distance **1.08km**



2/176 Queen Street Altona VIC 3018 Sold Price <sup>RS</sup> **\$601,000** Sold Date **25-Sep-19**

 2  1  1

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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