

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode 16-20 Sargood Street, Altona VIC 3018 – (LIDO)

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1 Bed, 1 Bath, 1 Carpark – GROUP A	\$*	Or range between	\$*450,000	&	\$495,000
2 Bed, 1 Bath, 1 Carpark – GROUP B	\$*589,000	Or range between	\$*	&	\$
2 Bed, 1 Bath, 1 Carpark – GROUP C	\$*	Or range between	\$*709,000	&	\$779,900
2 Bed, 2 Bath, 1 Carpark – GROUP D	\$*	Or range between	\$*649,000	&	713,900
2 Bed, 2 Bath, 1 Carpark – GROUP E	\$*1,110,000	Or range between	\$*	&	\$
3 Bed, 2.5 Bath, 2 Carpark – GROUP F	\$*2,300,000	Or range between	\$*	&	\$
3 Bed, 2 Bath, 2 Carpark – GROUP G	\$*	Or range between	\$*874,000	&	\$961,400
3 Bed, 2 Bath, 2 Carpark – GROUP H	\$*	Or range between	\$*977,500	&	\$1,075,250
3 Bed, 2 Bath, 2 Carpark – GROUP I	\$*	Or range between	\$*1,215,000	&	\$1,336,500
3 Bed, 2 Bath, 2 Carpark – GROUP J	\$*1,522,500	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Suburb Unit median sale price

Median price \$570,000

Suburb Altona

Period - From 13/05/18

To 13/11/18

Source PDOL

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit**

GROUP A	The estate agent or agent’s representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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**Unit type or class**

E.g. One bedroom units

**Address of comparable unit**

GROUP B	The estate agent or agent’s representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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**Unit type or class**

E.g. One bedroom units

**Address of comparable unit**

GROUP C	The estate agent or agent’s representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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**Unit type or class**

E.g. One bedroom units

**Address of comparable unit**

GROUP D	The estate agent or agent’s representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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**Unit type or class**

E.g. One bedroom units

**Address of comparable unit**

GROUP E	The estate agent or agent’s representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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**Unit type or class**

E.g. One bedroom units

**Address of comparable unit**

GROUP F	The estate agent or agent’s representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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**Unit type or class**

E.g. One bedroom units

**Address of comparable unit**

GROUP G	The estate agent or agent’s representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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**Unit type or class**

E.g. One bedroom units

**Address of comparable unit**

GROUP H	The estate agent or agent’s representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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**Unit type or class**

E.g. One bedroom units

**Address of comparable unit**

Unit type or class E.g. One bedroom units	Address of comparable unit
GROUP I	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

**Unit type or class**

E.g. One bedroom units

**Address of comparable unit**

GROUP J	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.