

## 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

16A Spear Court 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

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$837,500

Property type

Other

Suburb

Altona

Period-from

01 Dec 2018

to

30 Nov 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

16 Spear Court Altona VIC 3018	\$850,000	09-Nov-19
1/125 Blyth Street Altona VIC 3018	\$810,000	19-Jun-19
117A Blyth Street Altona VIC 3018	\$935,000	17-Jul-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: 04 December 2019



16 Spear Court Altona VIC 3018

Sold Price

<sup>RS</sup> \$850,000

Sold Date 09-Nov-19

 3  2  3

Distance -



1/125 Blyth Street Altona VIC 3018

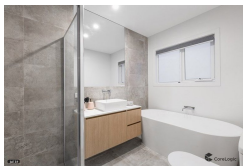
Sold Price

\$810,000

Sold Date 19-Jun-19

 3  2  2

Distance 1.18km



117A Blyth Street Altona VIC 3018

Sold Price

\$935,000

Sold Date 17-Jul-19

 3  2  1

Distance 1.18km

RS = Recent sale

UN = Undisclosed Sale

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