

## 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

1/2 Stanley 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

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Other

Suburb

Altona

Period-from

01 May 2019

to

30 Apr 2020

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 1A Kookaburra Street Altona VIC 3018 | \$950,000 | 15-Dec-19 |
| 51 Grieve Parade Altona VIC 3018     | \$910,000 | 10-Jan-20 |
| 1/4 Boyd Street Altona VIC 3018      | \$837,500 | 14-Mar-20 |

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: 20 May 2020

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**1A Kookaburra Street Altona VIC 3018**

 4  2  2

Sold Price

**\$950,000**

Sold Date

**15-Dec-19**

Distance

**0.42km**



**51 Grieve Parade Altona VIC 3018**

 3  2  3

Sold Price

**\$910,000**

Sold Date

**10-Jan-20**

Distance

**0.43km**



**1/4 Boyd Street Altona VIC 3018**

 3  2  2

Sold Price

**\$837,500**

Sold Date

**14-Mar-20**

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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