

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/16 Bryan Avenue Altona North VIC 3025

Indicative selling price

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

Single Price

\$275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

*House

*Unit

X

Suburb

Altona North

Period-from

01 Jul 2018

to

30 Jun 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

1/175 Millers Road Altona North VIC 3025	\$295,000	20-Aug-18
3/175 Millers Road Altona North VIC 3025	\$285,000	11-Dec-18
6/355 Blackshaws Road Altona North VIC 3025	\$280,000	23-Dec-18

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.~~

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1/175 Millers Road Altona North VIC 3025 Sold Price **\$295,000** Sold Date **20-Aug-18**

 1  1  1

Distance **1.36km**



3/175 Millers Road Altona North VIC 3025 Sold Price **\$285,000** Sold Date **11-Dec-18**

 1  1  1

Distance **1.36km**



6/355 Blackshaws Road Altona North VIC 3025 Sold Price **\$280,000** Sold Date **23-Dec-18**

 1  1  1

Distance **1.5km**

RS = Recent sale UN = Undisclosed Sale

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