

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

42A Rose Street, Altona Vic 3018

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000

&

\$770,000

Median sale price

Median price \$780,000

Property Type Unit

Suburb Altona

Period - From 01/10/2019

to 30/09/2020

Source REIV

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 six 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	1/184 Queen St ALTONA 3018	\$705,000	23/06/2020
2	2/70 Rose St ALTONA 3018	\$653,000	20/06/2020
3	4/61 Rose St ALTONA 3018	\$640,000	18/09/2020

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 six months.~~

This Statement of Information was prepared on:

25/10/2020 21:50

42A Rose Street, Altona Vic 3018



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
Year ending September 2020: \$780,000

Comparable Properties



1/184 Queen St ALTONA 3018 (VG)

Agent Comments



Price: \$705,000
Method: Sale
Date: 23/06/2020
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

2/70 Rose St ALTONA 3018 (VG)

Agent Comments



Price: \$653,000
Method: Sale
Date: 20/06/2020
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



4/61 Rose St ALTONA 3018 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 18/09/2020
Rooms: 3
Property Type: Unit
Land Size: 155 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.