#### 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	8 Dove Avenue, Altona Vic 3018
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$830,000	&	\$910,000

#### Median sale price

Median price	\$990,000	Hou	ise X		Unit		Suburb	Altona
Period - From	01/04/2018	to	31/03/201	9		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.

Add	dress of comparable property	Price	Date of sale
1	7 Curlew Av ALTONA 3018	\$930,000	26/06/2019
2	11 Kookaburra St ALTONA 3018	\$925,000	05/03/2019
3	12 Robin St ALTONA 3018	\$880,000	06/07/2019

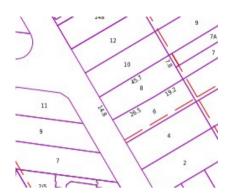
#### OR

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.





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Property Type: House (Previously

Occupied - Detached) Land Size: 697 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$830,000 - \$910,000 **Median House Price** Year ending March 2019: \$990,000

# Comparable Properties



7 Curlew Av ALTONA 3018 (REI)

**-**2





Price: \$930.000 Method: Private Sale Date: 26/06/2019

Rooms: -

Property Type: House Land Size: 700 sqm approx **Agent Comments** 

11 Kookaburra St ALTONA 3018 (VG)









Agent Comments

Price: \$925,000 Method: Sale Date: 05/03/2019

Rooms: -

Property Type: House (Res) Land Size: 697 sqm approx

12 Robin St ALTONA 3018 (REI)









Price: \$880,000 Method: Auction Sale Date: 06/07/2019

Rooms: -

Property Type: House (Res) Land Size: 639 sqm approx

**Agent Comments** 

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