

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

8 Dove Avenue, Altona Vic 3018

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

House

X

Unit

Suburb

Altona

Period - From

01/04/2018

to

31/03/2019

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	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.

8 Dove Avenue, Altona Vic 3018



Rooms:

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)

Agent Comments



Price: \$930,000

Method: Private Sale

Date: 26/06/2019

Rooms: -

Property Type: House

Land Size: 700 sqm approx

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)

Agent Comments



Price: \$880,000

Method: Auction Sale

Date: 06/07/2019

Rooms: -

Property Type: House (Res)

Land Size: 639 sqm approx