

## 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

7 Morrow 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

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Altona

Period-from

01 Dec 2020

to

30 Nov 2021

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

3/37 Bent Street Altona VIC 3018	\$720,000	15-Sep-21
5/61 Davies Street Altona VIC 3018	\$695,000	15-Nov-21
3/61 Davies Street Altona VIC 3018	\$695,000	17-Sep-21

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: 13 December 2021



**3/37 Bent Street Altona VIC 3018**

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**15-Sep-21**

 2  2  1

Distance

**2.13km**



**5/61 Davies Street Altona VIC 3018**

Sold Price

<sup>RS</sup> **\$695,000**

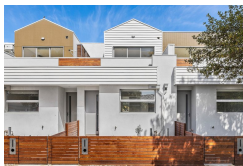
Sold Date

**15-Nov-21**

 2  2  1

Distance

**2.23km**



**3/61 Davies Street Altona VIC 3018**

Sold Price

**\$695,000**

Sold Date

**17-Sep-21**

 2  2  1

Distance

**2.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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