

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address 16-20 Sargood Street, Altona VIC 3018 – (LIDO)

Indicative selling price

Unit type or class	Single price		Lower price	&	Higher price
2 Bed, 1 Bath, 1 Carpark – GROUP A	\$*597,000	Or range between	\$*	&	\$
2 Bed, 2 Bath, 1 Carpark – GROUP B	\$*	Or range between	\$*675,000	&	\$715,000
3 Bed, 2 Bath, 2 Carpark – GROUP C	\$*920,000	Or range between	\$*	&	\$
3 Bed, 2 Bath, 2 Carpark – GROUP D	\$*	Or range between	\$*1,234,000	&	\$1,240,000
3 Bed, 2 Bath, 2 Carpark – GROUP E	\$*1,579,000	Or range between	\$*	&	\$

Suburb unit median sale price

Median price \$638,000

Suburb Altona

Period - From

01/07/18

To

30/06/19

Source

REIV

Comparable property sales

Unit type or class

Address of comparable unit

GROUP A	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
---------	--

Unit type or class

Address of comparable unit

GROUP B	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
---------	--

Unit type or class

Address of comparable unit

GROUP C	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
---------	--

Unit type or class

Address of comparable unit

GROUP D	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
---------	--

Unit type or class

Address of comparable unit

GROUP E	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
---------	--

This Statement of Information was prepared on:

16/09/2019