



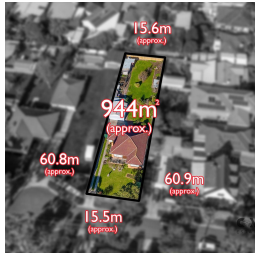
## STATEMENT OF INFORMATION

6 ILUKA COURT, ALTONA, VIC 3018

PREPARED BY PETER WEAVER, COMPASS ESTATE AGENTS, DIRECTOR

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 6 ILUKA COURT, ALTONA, VIC 3018

3 bedrooms 1 bathroom 2 cars

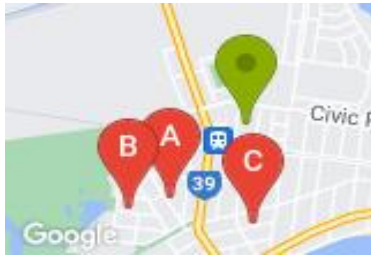
#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$1,260,000 to \$1,300,000**

Provided by: Peter Weaver, Compass Estate Agents

## MEDIAN SALE PRICE



### ALTONA, VIC, 3018

#### Suburb Median Sale Price (House)

**\$1,210,000**

01 April 2022 to 30 June 2022

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



### 10 SEAGULL AVE, ALTONA, VIC 3018

3 bedrooms 1 bathroom 2 cars

#### Sale Price

**\*\$1,325,000**

Sale Date: 24/05/2022

Distance from Property: 719m



### 16 LARK ST, ALTONA, VIC 3018

3 bedrooms 1 bathroom 1 car

#### Sale Price

**\*\$1,330,000**

Sale Date: 14/04/2022

Distance from Property: 973m



### 11 BRACKEN GR, ALTONA, VIC 3018

3 bedrooms 1 bathroom 2 cars

#### Sale Price

**\$1,400,000**

Sale Date: 22/02/2022

Distance from Property: 709m



This report has been compiled on 12/08/2022 by Compass Estate Agents. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for sale

Address  
Including suburb and

6 ILUKA COURT, ALTONA, VIC 3018

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$1,260,000 to \$1,300,000

### Median sale price

Median price

\$1,210,000

Property type

House

Suburb

ALTONA

Period

01 April 2022 to 30 June 2022

Source

  
pricfinder

### Comparable property sales

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

10 SEAGULL AVE, ALTONA, VIC 3018	*\$1,325,000	24/05/2022
16 LARK ST, ALTONA, VIC 3018	*\$1,330,000	14/04/2022
11 BRACKEN GR, ALTONA, VIC 3018	\$1,400,000	22/02/2022

This Statement of Information was prepared

12/08/2022