

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

1/16 DOVE AVENUE ALTONA VIC 3018

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$655,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,500

Property type

Unit

Suburb

Altona

Period-from

01 Oct 2023

to

30 Sep 2024

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

3/220 BLYTH STREET ALTONA VIC 3018	\$711,000	10-Sep-24
2/26 BRACKEN GROVE ALTONA VIC 3018	\$660,000	23-Aug-24
5/35 ROSE STREET ALTONA VIC 3018	\$685,000	11-Oct-24

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.~~

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3/220 BLYTH STREET ALTONA VIC 3018

Sold Price

^{RS} **\$711,000** Sold Date **10-Sep-24**

 2  1  1

Distance **0.3km**



2/26 BRACKEN GROVE ALTONA VIC 3018

Sold Price

^{RS} **\$660,000** Sold Date **23-Aug-24**

 2  1  1

Distance **0.52km**



5/35 ROSE STREET ALTONA VIC 3018

Sold Price

^{RS} **\$685,000** Sold Date **11-Oct-24**

 2  1  1

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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