

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

1/2 Bracken Grove 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Altona

Period-from

01 Feb 2021

to

31 Jan 2022

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

1/60 David Street Altona VIC 3018	\$790,000	06-Nov-21
2/67 Queen Street Altona VIC 3018	\$790,000	13-Dec-21
3/19 Mulga Street Altona VIC 3018	\$808,000	30-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: 22 February 2022



1/60 David Street Altona VIC 3018 Sold Price **\$790,000** Sold Date **06-Nov-21**

 2  2  2

Distance **1.14km**



2/67 Queen Street Altona VIC 3018 Sold Price Sold Date **13-Dec-21**

 2  1  1

Distance **1.71km**



3/19 Mulga Street Altona VIC 3018 Sold Price **\$808,000** Sold Date **30-Sep-21**

 2  1  2

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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