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

22 MULGA STREET 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	\$1,100,000	&	\$1,200,000				
Median sale price								
(*Delete house or unit as applicable)								

Median Price	\$711,000	Property type			Unit	Suburb	Altona	
Period-from	01 Nov 2021	to	to 31 Oct 2		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	
9 BOYD STREET ALTONA VIC 3018	\$1,150,000	24-Jun-22	
78 MAIDSTONE STREET ALTONA VIC 3018	\$1,210,000	30-May-22	
42 BELMAR AVENUE ALTONA VIC 3018	\$1,165,000	13-Sep-22	

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.

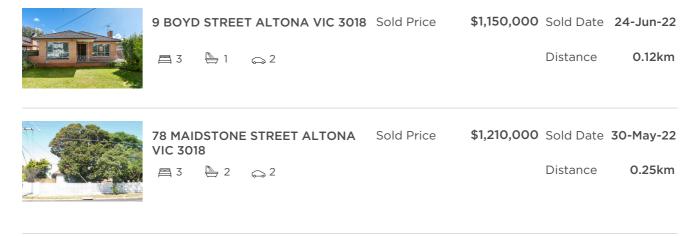
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	42 BEL 3018	MAR AV	ENUE ALTONA VIC	Sold Price	^{RS} \$1,165,000	Sold Date	13-Sep-22
The second se	酉 4	2	ç⊇ 2			Distance	0.88km

RS = Recent sale UN = Undisclosed Sale

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