

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

3/2 WILGA 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

\$920,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

House

Suburb

Altona

Period-from

01 Sep 2022

to

31 Aug 2023

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

4/1 ROSE STREET ALTONA VIC 3018	\$931,000	30-Aug-23
1/157 MAIDSTONE STREET ALTONA VIC 3018	\$855,000	25-Jul-23
2/62 ROSE STREET ALTONA VIC 3018	\$975,000	29-Mar-23

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: 12 September 2023



4/1 ROSE STREET ALTONA VIC 3018

3 2 2

Sold Price

^{RS} **\$931,000** Sold Date **30-Aug-23**

Distance **0.51km**



1/157 MAIDSTONE STREET ALTONA VIC 3018

3 3 2

Sold Price

^{RS} **\$855,000** Sold Date **25-Jul-23**

Distance **1.33km**



2/62 ROSE STREET ALTONA VIC 3018

4 2 2

Sold Price

\$975,000 Sold Date **29-Mar-23**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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