

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

4/59 PURNELL 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,500

Property type

Unit

Suburb

Altona

Period-from

01 Sep 2021

to

31 Aug 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

5/27 PURNELL STREET ALTONA VIC 3018	\$685,000	28-Mar-22
2/23 LARK STREET ALTONA VIC 3018	\$815,000	14-May-22
3/17 MULGA STREET ALTONA VIC 3018	\$750,000	20-Jul-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.~~

This Statement of Information was prepared on: 27 September 2022



5/27 PURNELL STREET ALTONA VIC 3018

Sold Price **\$685,000** Sold Date **28-Mar-22**

 2  2  1

Distance **0.27km**



2/23 LARK STREET ALTONA VIC 3018

Sold Price **\$815,000** Sold Date **14-May-22**

 2  1  1

Distance **0.29km**



3/17 MULGA STREET ALTONA VIC 3018

Sold Price **\$750,000** Sold Date **20-Jul-22**

 2  1  1

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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