

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

3/61 McBain 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

\$555,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Altona

Period-from

01 Nov 2019

to

31 Oct 2020

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

301/117 Pier Street Altona VIC 3018	\$561,000	20-Jun-20
4/53 Rayner Street Altona VIC 3018	\$520,000	03-Jul-20
2/70 Rose Street Altona VIC 3018	\$653,000	20-Jun-20

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 November 2020

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301/117 Pier Street Altona VIC 3018 Sold Price **\$561,000** Sold Date **20-Jun-20**

2 2 1

Distance **0.26km**



4/53 Rayner Street Altona VIC 3018 Sold Price **\$520,000** Sold Date **03-Jul-20**

3 1 1

Distance **0.62km**



2/70 Rose Street Altona VIC 3018 Sold Price **\$653,000** Sold Date **20-Jun-20**

2 1 2

Distance **0.65km**

RS = Recent sale **UN** = Undisclosed Sale

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