

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 BENT 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

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Altona

Period-from

01 May 2021

to

30 Apr 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

1/99 ESPLANADE ALTONA VIC 3018	\$2,300,000	02-Apr-22
47 ESPLANADE SEAHOLME VIC 3018	\$2,810,000	30-Apr-22
39 ESPLANADE SEAHOLME VIC 3018	\$2,300,000	08-Jan-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: 16 May 2022



1/99 ESPLANADE ALTONA VIC 3018

Sold Price ^{RS} **\$2,300,000** Sold Date **02-Apr-22**

 3  2  4

Distance **0.3km**



47 ESPLANADE SEAHOLME VIC 3018

Sold Price ^{RS} **\$2,810,000** Sold Date **30-Apr-22**

 4  2  4

Distance **0.71km**



39 ESPLANADE SEAHOLME VIC 3018

Sold Price **\$2,300,000** Sold Date **08-Jan-22**

 4  3  2

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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