

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

4/12 HANCOCK 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

\$785,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,500

Property type

Land

Suburb

Altona

Period-from

01 Nov 2023

to

31 Oct 2024

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

2/6 MCINTYRE DRIVE ALTONA VIC 3018	\$718,000	19-Aug-24
2/151 RAILWAY STREET NORTH ALTONA VIC 3018	\$700,000	05-Aug-24
4/6 RANKIN STREET ALTONA VIC 3018	\$780,000	14-Jun-24

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: 09 November 2024



2/6 MCINTYRE DRIVE ALTONA VIC 3018 Sold Price **\$718,000** Sold Date **19-Aug-24**

 2  2  1

Distance **0.31km**



2/151 RAILWAY STREET NORTH ALTONA VIC 3018 Sold Price ^{RS} **\$700,000** ^{UN} Sold Date **05-Aug-24**

 2  2  1

Distance **0.36km**



4/6 RANKIN STREET ALTONA VIC 3018 Sold Price **\$780,000** Sold Date **14-Jun-24**

 2  2  1

Distance **0.68km**

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

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