

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

3/21 MOUNT 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,000

Property type

Unit

Suburb

Altona

Period-from

01 Mar 2022

to

28 Feb 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

2/86 CIVIC PARADE ALTONA VIC 3018	\$696,000	02-Nov-22
1/4 HANCOCK STREET ALTONA VIC 3018	\$590,000	22-Nov-22
1/179 CIVIC PARADE ALTONA VIC 3018	\$635,000	28-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: 30 March 2023

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2/86 CIVIC PARADE ALTONA VIC 3018

Sold Price

\$696,000

Sold Date **02-Nov-22**

 2

 1

 2

Distance

0.31km



1/4 HANCOCK STREET ALTONA VIC 3018

Sold Price

\$590,000

Sold Date **22-Nov-22**

 2

 1

 1

Distance

1.04km



1/179 CIVIC PARADE ALTONA VIC 3018

Sold Price

^{RS} **\$635,000**

Sold Date **28-Mar-23**

 2

 1

 1

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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