

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

1/27 Wren 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

\$810,000

~~or range
between~~

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Altona

Period-from

01 Apr 2020

to

31 Mar 2021

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

21 Grieve Parade Altona VIC 3018	\$750,000	04-Dec-20
8 Myrtle Grove Altona VIC 3018	\$780,000	19-Mar-21
56 Davies Street Altona VIC 3018	\$751,000	28-Jan-21

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: 24th May 2021

**21 Grieve Parade Altona VIC 3018**

Sold Price

\$750,000Sold Date **04-Dec-20**

2
 1
 2

Distance **0.51km****8 Myrtle Grove Altona VIC 3018**

Sold Price

^{RS} **\$780,000**Sold Date **19-Mar-21**

2
 1
 1

Distance **0.63km****56 Davies Street Altona VIC 3018**

Sold Price

\$751,000Sold Date **28-Jan-21**

2
 1
 2

Distance **1.6km****RS** = Recent sale**UN** = Undisclosed Sale

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