

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

18 EMU AVENUE 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

\$680,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Altona

Period-from

01 Jun 2022

to

31 May 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

7/59 PURNELL STREET ALTONA VIC 3018	\$695,000	24-Mar-23
2B MYRTLE GROVE ALTONA VIC 3018	\$720,000	28-Apr-23
2/187 MAIDSTONE STREET ALTONA VIC 3018	\$700,000	20-Dec-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 June 2023


**7/59 PURNELL STREET ALTONA
VIC 3018**
 2  2  1

Sold Price

\$695,000

Sold Date

24-Mar-23

Distance

0.32km

**2B MYRTLE GROVE ALTONA VIC
3018**
 2  1  2

Sold Price

^{RS} **\$720,000**

Sold Date

28-Apr-23

Distance

0.74km

**2/187 MAIDSTONE STREET
ALTONA VIC 3018**
 3  1  2

Sold Price

\$700,000

Sold Date

20-Dec-22

Distance

0.87km
RS = Recent sale

UN = Undisclosed Sale

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