

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

2/261 Civic Parade 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,750

Property type

Unit

Suburb

Altona

Period-from

01 Jul 2019

to

30 Jun 2020

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

1/149 Maidstone Street Altona VIC 3018	\$427,000	22-Apr-20
53 Rayner Street Altona VIC 3018	\$520,000	07-Jul-20
3/18 Hancock Street Altona VIC 3018	\$530,000	27-May-20

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: 31 July 2020

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1/149 Maidstone Street Altona VIC 3018

Sold Price

\$427,000

Sold Date

22-Apr-20

 3

 1

 4

Distance

0.1km



53 Rayner Street Altona VIC 3018

Sold Price

^{RS} **\$520,000**

Sold Date

07-Jul-20

 2

 1

 1

Distance

0.81km



3/18 Hancock Street Altona VIC 3018

Sold Price

\$530,000

Sold Date

27-May-20

 2

 1

 2

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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