

## 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

2/275 QUEEN STREET ALTONA VIC 3018

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Altona

Period-from

01 Sep 2021

to

31 Aug 2022

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

1/2 BRACKEN GROVE ALTONA VIC 3018	\$837,000	19-Mar-22
2/23 LARK STREET ALTONA VIC 3018	\$815,000	14-May-22
3/37 UPTON STREET ALTONA VIC 3018	\$810,000	11-Mar-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: 05 September 2022



**1/2 BRACKEN GROVE ALTONA VIC 3018** Sold Price **\$837,000** Sold Date **19-Mar-22**

 2  1  1

Distance **0.43km**



**2/23 LARK STREET ALTONA VIC 3018** Sold Price **\$815,000** Sold Date **14-May-22**

 2  1  1

Distance **0.76km**



**3/37 UPTON STREET ALTONA VIC 3018** Sold Price **\$810,000** Sold Date **11-Mar-22**

 3  1  1

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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