

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

2/180 QUEEN 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

\$590,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,500

Property type

Unit

Suburb

Altona

Period-from

01 Jul 2021

to

30 Jun 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

3/36 BURT STREET ALTONA VIC 3018	\$605,000	28-Jun-22
1/3 ROSE STREET ALTONA VIC 3018	\$600,000	13-Jul-22
6/31 ROSE STREET ALTONA VIC 3018	\$621,000	01-Apr-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: 26 July 2022



3/36 BURT STREET ALTONA VIC 3018

2 1 2

Sold Price

^{RS} **\$605,000** Sold Date **28-Jun-22**

Distance **0.98km**



1/3 ROSE STREET ALTONA VIC 3018

2 1 1

Sold Price

^{RS} **\$600,000** Sold Date **13-Jul-22**

Distance **0.39km**



6/31 ROSE STREET ALTONA VIC 3018

2 1 1

Sold Price

\$621,000 Sold Date **01-Apr-22**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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