

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

4/56 Rayner 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

\$395,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Altona

Period-from

01 Mar 2020

to

28 Feb 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

2/261 Civic Parade Altona VIC 3018	\$407,000	12-Oct-20
3/5 Rose Street Altona VIC 3018	\$480,000	24-Dec-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: 02 March 2021



2/261 Civic Parade Altona VIC 3018 Sold Price **\$407,000** Sold Date **12-Oct-20**

2 1 1

Distance **0.88km**



3/5 Rose Street Altona VIC 3018 Sold Price **\$480,000** Sold Date **24-Dec-20**

2 1 2

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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