

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

1/29 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Altona

Period-from

01 Dec 2019

to

30 Nov 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

2/131 Blyth Street Altona VIC 3018	\$845,000	19-Nov-20
2/11 Rayner Street Altona VIC 3018	\$860,000	02-Jul-20
3/143 Queen Street Altona VIC 3018	\$898,000	10-Nov-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: 11 December 2020



2/131 Blyth Street Altona VIC 3018

Sold Price

^{RS} \$845,000 Sold Date 19-Nov-20

3 2 2

Distance 0.23km



Conditions of entry.



2/11 Rayner Street Altona VIC 3018

Sold Price

\$860,000 Sold Date 02-Jul-20

3 2 1

Distance 0.28km



3/143 Queen Street Altona VIC 3018

Sold Price

^{RS} \$898,000 Sold Date 10-Nov-20

3 2 2

Distance 0.68km

RS = Recent sale UN = Undisclosed Sale

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