

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

2/65 Maidstone 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Altona

Period-from

01 Apr 2020

to

31 Mar 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

4/32 Linnet Street Altona VIC 3018	\$665,000	12-Nov-20
3/26 Bracken Grove Altona VIC 3018	\$670,000	29-Oct-20
3/18 Rose Street Altona VIC 3018	\$732,500	12-Apr-21

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: 29 April 2021



4/32 Linnet Street Altona VIC 3018 Sold Price **\$665,000** Sold Date **12-Nov-20**

2 1 2

Distance **0.22km**



3/26 Bracken Grove Altona VIC 3018 Sold Price **\$670,000** Sold Date **29-Oct-20**

2 1 2

Distance **0.42km**



3/18 Rose Street Altona VIC 3018 Sold Price ^{RS} **\$732,500** Sold Date **12-Apr-21**

2 1 2

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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