

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

1/2 WILGA AVENUE 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

\$860,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,000

Property type

Unit

Suburb

Altona

Period-from

01 Feb 2022

to

31 Jan 2023

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

1/205 QUEEN STREET ALTONA VIC 3018	\$985,000	10-Dec-22
1/23 STANLEY STREET ALTONA VIC 3018	\$825,000	02-Aug-22
2/77 MAIDSTONE STREET ALTONA VIC 3018	\$900,000	16-Jan-23

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: 08 February 2023



1/205 QUEEN STREET ALTONA VIC 3018 Sold Price **\$985,000** Sold Date **10-Dec-22**

 3  2  2

Distance **0.79km**



1/23 STANLEY STREET ALTONA VIC 3018 Sold Price **\$825,000** Sold Date **02-Aug-22**

 3  2  2

Distance **0.71km**



2/77 MAIDSTONE STREET ALTONA VIC 3018 Sold Price ^{RS} **\$900,000** Sold Date **16-Jan-23**

 3  2  1

Distance **0.71km**

RS = Recent sale **UN** = Undisclosed Sale

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