

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

3/40 ROMAWI 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Altona

Period-from

01 Jun 2021

to

31 May 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

2/31 RAYNER STREET ALTONA VIC 3018	\$711,000	12-Apr-22
2/37 BURT STREET ALTONA VIC 3018	\$680,000	08-Mar-22
3/37 UPTON STREET ALTONA VIC 3018	\$810,000	11-Mar-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: 29 June 2022



2/31 RAYNER STREET ALTONA VIC 3018

Sold Price

^{RS} **\$711,000** Sold Date **12-Apr-22**

 2  1  1

Distance **0.47km**



2/37 BURT STREET ALTONA VIC 3018

Sold Price

\$680,000 Sold Date **08-Mar-22**

 2  1  1

Distance **0.54km**



3/37 UPTON STREET ALTONA VIC 3018

Sold Price

\$810,000 Sold Date **11-Mar-22**

 3  1  1

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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