

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

3/94 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

\$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

7/37 Wren Street Altona VIC 3018	\$690,000	11-Nov-20
4/32 Linnet Street Altona VIC 3018	\$665,000	12-Nov-20
2/50 Maidstone Street Altona VIC 3018	\$610,000	20-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.

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7/37 Wren Street Altona VIC 3018

Sold Price

\$690,000

Sold Date

11-Nov-20

 2

 1

 1

Distance

0.12km



4/32 Linnet Street Altona VIC 3018

Sold Price

\$665,000

Sold Date

12-Nov-20

 2

 1

 2

Distance

0.25km



2/50 Maidstone Street Altona VIC 3018

Sold Price

\$610,000

Sold Date

20-Nov-20

 2

 1

 2

Distance

0.35km



3/26 Bracken Grove Altona VIC 3018

Sold Price

\$670,000

Sold Date

29-Oct-20

 2

 1

 2

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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