

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

1/179 CIVIC PARADE 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

\$600,000

&

\$650,000

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

1/204 CIVIC PARADE ALTONA VIC 3018	\$720,000	03-Sep-22
4/58 UPTON STREET ALTONA VIC 3018	\$620,000	09-Sep-22
1/4 HANCOCK STREET ALTONA VIC 3018	\$590,000	22-Nov-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: 14 February 2023



1/204 CIVIC PARADE ALTONA VIC 3018

Sold Price

\$720,000

Sold Date

03-Sep-22

 2

 1

 2

Distance

0.13km



4/58 UPTON STREET ALTONA VIC 3018

Sold Price

\$620,000

Sold Date

09-Sep-22

 2

 1

 1

Distance

0.17km



1/4 HANCOCK STREET ALTONA VIC 3018

Sold Price

\$590,000

Sold Date

22-Nov-22

 2

 1

 1

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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