

## 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

1/36 Sargood Street Altona VIC 3018

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Altona

Period-from

01 Feb 2021

to

31 Jan 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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 1/9 Upton Street Altona VIC 3018   | \$1,085,000 | 23-Nov-21 |
| 1/55 Rayner Street Altona VIC 3018 | \$865,000   | 02-Feb-22 |
| 65 Sargood Street Altona VIC 3018  | \$910,000   | 28-Jan-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: 22 February 2022

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1/9 Upton Street Altona VIC 3018

Sold Price

**\$1,085,000**

Sold Date

**23-Nov-21**



3



2



2

Distance

**0.67km**



1/55 Rayner Street Altona VIC 3018

Sold Price

<sup>RS</sup>

**\$865,000**

Sold Date

**02-Feb-22**



3



2



2

Distance

**0.78km**



65 Sargood Street Altona VIC 3018

Sold Price

<sup>RS</sup>

**\$910,000**

Sold Date

**28-Jan-22**



3



2



2

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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