

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

2/4 BOYD 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

\$985,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,500

Property type

Unit

Suburb

Altona

Period-from

01 Mar 2024

to

28 Feb 2025

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

8 LINNET STREET ALTONA VIC 3018	\$1,000,000	04-Feb-25
27A MULGA STREET ALTONA VIC 3018	\$1,025,000	19-Sep-24
13 CARRUTHERS COURT ALTONA VIC 3018	\$1,070,000	23-Oct-24

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: 03 March 2025