

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

1/61 Rose 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

\$865,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Altona

Period-from

01 Dec 2019

to

30 Nov 2020

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

1/4 Boyd Street Altona VIC 3018	\$837,500	14-Mar-20
2/131 Blyth Street Altona VIC 3018	\$845,000	19-Nov-20
16 Spear Court Altona VIC 3018	\$850,000	09-Nov-19

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: 10 December 2020



1/4 Boyd Street Altona VIC 3018

Sold Price

\$837,500

Sold Date

14-Mar-20



3



2



2

Distance

0.38km



2/131 Blyth Street Altona VIC 3018

Sold Price

^{RS} **\$845,000**

Sold Date

19-Nov-20



3



2



2

Distance

0.47km



16 Spear Court Altona VIC 3018

Sold Price

\$850,000

Sold Date

09-Nov-19



3



2



3

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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