

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

211/105 Pier 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

\$450,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,000

Property type

Unit

Suburb

Altona

Period-from

01 Nov 2020

to

31 Oct 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

104/112 Pier Street Altona VIC 3018	\$465,000	02-Oct-21
11/70 Queen Street Altona VIC 3018	\$462,000	24-Jul-21
4/47 Curlew Avenue Altona VIC 3018	\$460,000	16-Oct-21

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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Kylene Cassar

M 03 9392 9205

E kylene@mancini.com.au



104/112 Pier Street Altona VIC 3018 Sold Price **\$465,000** Sold Date **02-Oct-21**

2 1 1

Distance **0.07km**



11/70 Queen Street Altona VIC 3018 Sold Price **\$462,000** Sold Date **24-Jul-21**

2 1 1

Distance **0.7km**



4/47 Curlew Avenue Altona VIC 3018 Sold Price ^{RS} **\$460,000** Sold Date **16-Oct-21**

2 1 1

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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