

## 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

13 CHARLES ROAD 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

\$890,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Land

Suburb

Altona

Period-from

01 Jan 2024

to

31 Dec 2024

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

24A PURNELL STREET ALTONA VIC 3018	\$1,000,000	14-Aug-24
61 GRIEVE PARADE ALTONA VIC 3018	\$932,000	08-Jan-25
1/27-29 MILLERS ROAD ALTONA VIC 3018	\$975,000	6-Jan-25

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: 15 January 2025

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**24A PURNELL STREET ALTONA  
VIC 3018**

3 2 1

Sold Price **\$1,000,000** Sold Date **14-Aug-24**

Distance **1.42km**



**61 GRIEVE PARADE ALTONA VIC  
3018**

3 2 1

Sold Price <sup>RS</sup> **\$932,000** Sold Date **08-Jan-25**

Distance **1.41km**



**1/27-29 MILLERS ROAD ALTONA  
VIC 3018**

3 2 2

Sold Price **\$975,000** Sold Date **12-Jan-18**

Distance **2.34km**

RS = Recent sale

UN = Undisclosed Sale

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