

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

3/109 Esplanade 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

\$1,265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Altona

Period-from

01 Aug 2020

to

31 Jul 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

1/259 Esplanade Altona VIC 3018	\$1,275,000	15-Feb-21
3/235 Esplanade Altona VIC 3018	\$1,230,000	15-Jul-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.

This Statement of Information was prepared on: 04 August 2021

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1/259 Esplanade Altona VIC 3018

Sold Price

\$1,275,000

Sold Date

15-Feb-21



3



2



2

Distance

1.27km



3/235 Esplanade Altona VIC 3018

Sold Price

^{RS} **\$1,230,000**

Sold Date

15-Jul-21



3



2



2

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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