

## 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

27 UPTON STREET 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

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

House

Suburb

Altona

Period-from

01 Oct 2023

to

30 Sep 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

3 RAYNER STREET ALTONA VIC 3018	\$1,800,000	10-Oct-24
251 QUEEN STREET ALTONA VIC 3018	\$1,998,000	29-Jun-24
28 MCBAIN STREET ALTONA VIC 3018	\$1,901,000	11-May-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: 23 October 2024



## 3 RAYNER STREET ALTONA VIC 3018

3 1 -

Sold Price <sup>RS</sup> **\$1,800,000** Sold Date **10-Oct-24**

Distance **0.63km**



## 251 QUEEN STREET ALTONA VIC 3018

4 3 3

Sold Price <sup>RS</sup> **\$1,998,000** Sold Date **29-Jun-24**

Distance **1.06km**



## 28 MCBAIN STREET ALTONA VIC 3018

3 1 -

Sold Price **\$1,901,000** Sold Date **11-May-24**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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