

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

4/53 Rayner 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Altona

Period-from

01 Jun 2019

to

31 May 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

3/18 Hancock Street Altona VIC 3018	\$530,000	04-Jun-20
4/34-36 Upton Street Altona VIC 3018	\$545,000	19-Mar-20
5/18 Webb Street Altona VIC 3018	\$465,000	05-Jun-20

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: 09 June 2020

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3/18 Hancock Street Altona VIC 3018

Sold Price

^{RS}
\$530,000

Sold Date

04-Jun-20
 2

 1

 2

Distance

0.19km

4/34-36 Upton Street Altona VIC 3018

Sold Price

\$545,000

Sold Date

19-Mar-20
 2

 1

 2

Distance

0.37km

5/18 Webb Street Altona VIC 3018

Sold Price

^{RS}
\$465,000

Sold Date

05-Jun-20
 2

 1

 1

Distance

0.52km
RS = Recent sale

UN = Undisclosed Sale

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