

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

203/112 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

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,000

Property type

Unit

Suburb

Altona

Period-from

01 Dec 2022

to

30 Nov 2023

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

101/105 PIER STREET ALTONA VIC 3018	\$438,000	01-Dec-23
302/105 PIER STREET ALTONA VIC 3018	\$499,000	09-Nov-23
106/105 PIER STREET ALTONA VIC 3018	\$410,000	26-Jun-23

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: 11 December 2023



101/105 PIER STREET ALTONA VIC 3018

Sold Price

^{RS} \$438,000 ^{UN}

Sold Date 01-Dec-23

2 1 1

Distance 0.04km



302/105 PIER STREET ALTONA VIC 3018

Sold Price

^{RS} \$499,000

Sold Date 09-Nov-23

2 1 1

Distance 0.04km



106/105 PIER STREET ALTONA VIC 3018

Sold Price

^{RS} \$410,000

Sold Date 26-Jun-23

2 1 1

Distance 0.07km

RS = Recent sale

UN = Undisclosed Sale

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