

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

2/34 Romawi 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Altona

Period-from

01 Jan 2019

to

31 Dec 2019

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

1/136 Queen Street Altona VIC 3018	\$640,000	27-Jul-19
2/14 Webb Street Altona VIC 3018	\$632,500	01-Oct-19
2/176 Queen Street Altona VIC 3018	\$601,000	13-Sep-19

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: 13 January 2020

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1/136 Queen Street Altona VIC 3018 Sold Price **\$640,000** Sold Date **27-Jul-19**

 2  1  1

Distance **0.31km**



2/14 Webb Street Altona VIC 3018 Sold Price **\$632,500** Sold Date **01-Oct-19**

 2  1  1

Distance **0.36km**



2/176 Queen Street Altona VIC 3018 Sold Price **\$601,000** Sold Date **13-Sep-19**

 2  1  1

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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