

# 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

311/105 Pier 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)

Range between \$400,000 & \$440,000

### Median sale price

Median price \$788,000 Property Type Unit Suburb Altona

Period - From 01/04/2024 to 30/06/2024 Source REIV

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

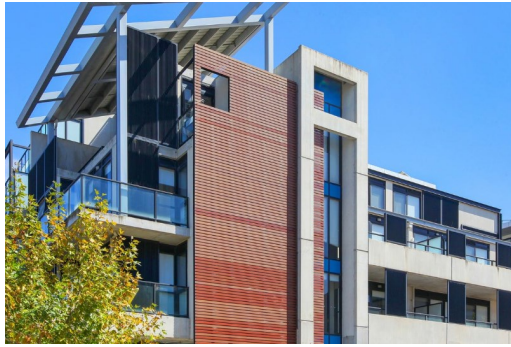
	Address of comparable property	Price	Date of sale
1	310/105 Pier St ALTONA 3018	\$450,000	27/07/2024
2	114/117 Pier St ALTONA 3018	\$420,000	14/06/2024
3	403/105 Pier St ALTONA 3018	\$449,000	16/05/2024

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 six months.~~

This Statement of Information was prepared on:

10/09/2024 15:01



2   1   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median Unit Price**  
June quarter 2024: \$788,000

## Comparable Properties



**310/105 Pier St ALTONA 3018 (REI)**

**Agent Comments**

2   1   1

**Price:** \$450,000  
**Method:** Auction Sale  
**Date:** 27/07/2024  
**Property Type:** Unit



**114/117 Pier St ALTONA 3018 (REI)**

**Agent Comments**

2   1   1

**Price:** \$420,000  
**Method:** Sold Before Auction  
**Date:** 14/06/2024  
**Property Type:** Apartment



**403/105 Pier St ALTONA 3018 (REI)**

**Agent Comments**

2   1   1

**Price:** \$449,000  
**Method:** Private Sale  
**Date:** 16/05/2024  
**Property Type:** Apartment

**Account - Woodards** | P: 03 9519 8333 | F: 03 9519 8300