Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 311/105 Pier Street, Altona Vic 3018

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$400,000		&		\$440,000			
Median sale pi	rice							
Median price	\$788,000	Pro	operty Type	Unit			Suburb	Altona
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ad	dress 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



woodards





Property Type: Apartment Agent Comments

6 1

6 1

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

Comparable Properties



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

2

2

1

Agent Comments



Price: \$420.000 Method: Sold Before Auction Date: 14/06/2024 Property Type: Apartment

114/117 Pier St ALTONA 3018 (REI)

403/105 Pier St ALTONA 3018 (REI)

Agent Comments

Agent Comments



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

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



propertydata

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