

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

204/118 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

\$408,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,000

Property type

Unit

Suburb

Altona

Period-from

01 Oct 2018

to

30 Sep 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

309/105 Pier Street Altona VIC 3018	\$335,000	07-Jun-19
310/113 Pier Street Altona VIC 3018	\$420,000	01-May-19
402/105 Pier Street Altona VIC 3018	\$430,000	22-Aug-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: 23 October 2019

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309/105 Pier Street Altona VIC 3018

Sold Price

\$335,000

Sold Date

07-Jun-19

 1

 1

 1

Distance

0.11km

310/113 Pier Street Altona VIC 3018

Sold Price

\$420,000

Sold Date

01-May-19

 2

 1

 1

Distance

0.11km



402/105 Pier Street Altona VIC 3018

Sold Price

^{RS} **\$430,000**

Sold Date

22-Aug-19

 2

 1

 1

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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