## 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

103/117 Pier Street, Altona Vic 3018

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ting		
Range betweer	\$450,000		&		\$495,000			
Median sale p	rice							
Median price	\$765,000	Pro	operty Type	Unit			Suburb	Altona
Period - From	01/07/2024	to	30/09/2024		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	311/105 Pier St ALTONA 3018	\$450,000	21/09/2024
2	216/105 Pier St ALTONA 3018	\$470,000	21/09/2024
3	108/117 Pier St ALTONA 3018	\$536,000	20/07/2024

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.

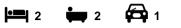
This Statement of Information was prepared on:

06/11/2024 08:55



# woodards





Property Type: Apartment Agent Comments

**Indicative Selling Price** \$450,000 - \$495,000 **Median Unit Price** September guarter 2024: \$765,000

## **Comparable Properties**





Price: \$536,000 Method: Auction Sale Date: 20/07/2024 Property Type: Unit

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



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