

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 consumer.vic.gov.au/underquoting

Range between \$450,000 & \$495,000

Median sale price

Median price \$765,000 Property Type Unit Suburb Altona

Period - From 01/07/2024 to 30/09/2024 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	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



 2
  2
  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

September quarter 2024: \$765,000

Comparable Properties



311/105 Pier St ALTONA 3018 (REI)

Agent Comments

 2
  1
  1

Price: \$450,000

Method: Sold Before Auction

Date: 21/09/2024

Property Type: Apartment



216/105 Pier St ALTONA 3018 (REI)

Agent Comments

 2
  1
  1

Price: \$470,000

Method: Auction Sale

Date: 21/09/2024

Property Type: Apartment



108/117 Pier St ALTONA 3018 (REI)

Agent Comments

 2
  2
  1

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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