

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

7/59 PURNELL 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

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,000

Property type

Unit

Suburb

Altona

Period-from

01 Dec 2021

to

30 Nov 2022

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

3/9 COBHAM STREET ALTONA VIC 3018	\$692,500	05-Oct-22
2/104 MAIDSTONE STREET ALTONA VIC 3018	\$675,000	14-Oct-22
4/41 GRIEVE PARADE ALTONA VIC 3018	\$705,000	23-Nov-22

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: 09 December 2022



3/9 COBHAM STREET ALTONA VIC 3018

Sold Price

\$692,500 Sold Date **05-Oct-22**

 2  1  1

Distance **0.51km**



**2/104 MAIDSTONE STREET
ALTONA VIC 3018**

Sold Price

\$675,000 Sold Date **14-Oct-22**

 2  2  1

Distance **0.64km**



4/41 GRIEVE PARADE ALTONA VIC 3018

Sold Price

^{RS} **\$705,000** Sold Date **23-Nov-22**

 2  1  1

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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