

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

3/31 Upton 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

\$785,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Altona

Period-from

01 May 2020

to

30 Apr 2021

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

2/40 Romawi Street Altona VIC 3018	\$840,000	18-Feb-21
2/9 Green Court Altona VIC 3018	\$745,000	09-Apr-21
2/9 Webb Street Altona VIC 3018	\$770,000	09-Apr-21

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.~~

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2/40 Romawi Street Altona VIC 3018

Sold Price ^{RS} **\$840,000** ^{UN} Sold Date **18-Feb-21**

 3  2  2

Distance **0.23km**



2/9 Green Court Altona VIC 3018

Sold Price ^{RS} **\$745,000** Sold Date **09-Apr-21**

 2  2  1

Distance **0.36km**



2/9 Webb Street Altona VIC 3018

Sold Price ^{RS} **\$770,000** Sold Date **09-Apr-21**

 2  2  2

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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