

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

2/18 WEBB 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Altona

Period-from

01 Aug 2023

to

31 Jul 2024

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

6/126 BLYTH STREET ALTONA VIC 3018	\$570,000	17-Jul-24
5/261 CIVIC PARADE ALTONA VIC 3018	\$455,000	20-May-24
3/35 GRIEVE PARADE ALTONA VIC 3018	\$530,000	23-Jul-24

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: 28 August 2024

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6/126 BLYTH STREET ALTONA VIC 3018

Sold Price

^{RS} **\$570,000**

Sold Date

17-Jul-24

 2  1  1

Distance

0.24km



5/261 CIVIC PARADE ALTONA VIC 3018

Sold Price

^{RS} **\$455,000**

Sold Date

20-May-24

 2  1  1

Distance

1.16km



3/35 GRIEVE PARADE ALTONA VIC 3018

Sold Price

^{RS} **\$530,000**

Sold Date

23-Jul-24

 2  1  1

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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