

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 LINNET 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,000

Property type

Unit

Suburb

Altona

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/25 ROSE STREET ALTONA VIC 3018	\$625,000	26-Sep-23
2/179 CIVIC PARADE ALTONA VIC 3018	\$655,000	07-Aug-23
2/31 BAYVIEW STREET ALTONA VIC 3018	\$660,000	26-Sep-23

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: 08 November 2023



1/25 ROSE STREET ALTONA VIC 3018

Sold Price

^{RS} **\$625,000** Sold Date **26-Sep-23**

 2  1  1

Distance **0.42km**



2/179 CIVIC PARADE ALTONA VIC 3018

Sold Price

\$655,000 Sold Date **07-Aug-23**

 2  1  2

Distance **0.9km**



2/31 BAYVIEW STREET ALTONA VIC 3018

Sold Price

\$660,000 Sold Date **26-Sep-23**

 2  1  1

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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