

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

1/25 RAYNER 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

\$930,000

&

\$1,010,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,500

Property type

Unit

Suburb

Altona

Period-from

01 Jan 2022

to

31 Dec 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

1/205 QUEEN STREET ALTONA VIC 3018	\$985,000	09-Dec-22
1/8 WEBB STREET ALTONA VIC 3018	\$1,025,000	15-Nov-22
61 GRIEVE PARADE ALTONA VIC 3018	\$1,000,000	22-Oct-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 January 2023



1/205 QUEEN STREET ALTONA VIC 3018

Sold Price

^{RS} **\$985,000** Sold Date **09-Dec-22**

 3  2  2

Distance **0.34km**



1/8 WEBB STREET ALTONA VIC 3018

Sold Price

^{RS} **\$1,025,000** Sold Date **15-Nov-22**

 3  2  2

Distance **0.26km**



61 GRIEVE PARADE ALTONA VIC 3018

Sold Price

\$1,000,000 Sold Date **22-Oct-22**

 3  2  3

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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