

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

2/28 EMU AVENUE 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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,750

Property type

Unit

Suburb

Altona

Period-from

01 Mar 2023

to

29 Feb 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

| | | |
|--|-------------|-----------|
| 1/16 STANLEY STREET ALTONA VIC 3018 | \$1,020,000 | 06-Dec-23 |
| 2/165 MAIDSTONE STREET ALTONA VIC 3018 | \$810,000 | 06-Mar-24 |
| 1/30 KOOKABURRA STREET ALTONA VIC 3018 | \$895,000 | 07-Dec-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: 12 March 2024

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**1/16 STANLEY STREET ALTONA
VIC 3018**

 4  3  1

Sold Price **\$1,020,000** Sold Date **06-Dec-23**

Distance **0.37km**



**2/165 MAIDSTONE STREET
ALTONA VIC 3018**

 3  2  2

Sold Price ^{RS} **\$810,000** Sold Date **06-Mar-24**

Distance **0.6km**



**1/30 KOOKABURRA STREET
ALTONA VIC 3018**

 3  2  2

Sold Price **\$895,000** Sold Date **07-Dec-23**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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