

## 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

177 QUEEN STREET ALTONA VIC 3018

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,172,500

Property type

House

Suburb

Altona

Period-from

01 Mar 2021

to

28 Feb 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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 16 SEAGULL AVENUE ALTONA VIC 3018 | \$1,525,000 | 02-Dec-21 |
| 255 QUEEN STREET ALTONA VIC 3018  | \$1,430,000 | 23-Oct-21 |
| 211 QUEEN STREET ALTONA VIC 3018  | \$1,635,000 | 30-Oct-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.

This Statement of Information was prepared on: 16 March 2022

**16 SEAGULL AVENUE ALTONA VIC 3018** Sold Price <sup>RS</sup> **\$1,525,000** Sold Date **02-Dec-21**

 5  3  2

Distance -



**255 QUEEN STREET ALTONA VIC 3018** Sold Price **\$1,430,000** Sold Date **23-Oct-21**

 4  3  2

Distance -

**211 QUEEN STREET ALTONA VIC 3018** Sold Price **\$1,635,000** Sold Date **30-Oct-21**

 3  2  2

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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