

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

2/12 HANCOCK 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

\$870,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Altona

Period-from

01 Apr 2022

to

31 Mar 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 RAYNER STREET ALTONA VIC 3018	\$971,000	09-Feb-23
1/205 QUEEN STREET ALTONA VIC 3018	\$985,000	10-Dec-22
4 PARK PARADE ALTONA VIC 3018	\$865,000	06-Apr-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: 21 April 2023

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1/25 RAYNER STREET ALTONA VIC 3018 Sold Price

^{RS} **\$971,000** Sold Date **09-Feb-23**

 3  2  2

Distance **0.37km**



1/205 QUEEN STREET ALTONA VIC 3018 Sold Price

\$985,000 Sold Date **10-Dec-22**

 3  2  2

Distance **0.67km**



4 PARK PARADE ALTONA VIC 3018 Sold Price

^{RS} **\$865,000** Sold Date **06-Apr-23**

 3  2  1

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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