

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

2/157 MAIDSTONE 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

\$749,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,000

Property type

Unit

Suburb

Altona

Period-from

01 Nov 2021

to

31 Oct 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

2/275 QUEEN STREET ALTONA VIC 3018	\$775,000	06-Oct-22
2/63 MAIDSTONE STREET ALTONA VIC 3018	\$755,000	09-Jun-22
1/94 MAIDSTONE STREET ALTONA VIC 3018	\$805,000	10-May-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: 14 November 2022



2/275 QUEEN STREET ALTONA VIC 3018 Sold Price

^{RS} **\$775,000** Sold Date **06-Oct-22**

3 2 2

Distance **1.34km**



2/63 MAIDSTONE STREET ALTONA VIC 3018 Sold Price

\$755,000 Sold Date **09-Jun-22**

- - -

Distance **0.75km**



1/94 MAIDSTONE STREET ALTONA VIC 3018 Sold Price

\$805,000 Sold Date **10-May-22**

3 2 2

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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