

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

4/125 BLYTH 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Altona

Period-from

01 Mar 2022

to

28 Feb 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

3/114 BLYTH STREET ALTONA VIC 3018	\$820,000	20-Jan-23
2/77 MAIDSTONE STREET ALTONA VIC 3018	\$900,000	16-Jan-23
1/25 RAYNER STREET ALTONA VIC 3018	\$971,000	09-Feb-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: 10 March 2023

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3/114 BLYTH STREET ALTONA VIC 3018

Sold Price

^{RS}

\$820,000

Sold Date

20-Jan-23



3



1



1

Distance

0.13km



2/77 MAIDSTONE STREET ALTONA VIC 3018

Sold Price

^{RS}

\$900,000

Sold Date

16-Jan-23



3



2



1

Distance

0.69km



1/25 RAYNER STREET ALTONA VIC 3018

Sold Price

^{RS}

\$971,000

Sold Date

09-Feb-23



3



2



2

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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