

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

1/34 BENT 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

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

House

Suburb

Altona

Period-from

01 Dec 2023

to

30 Nov 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

| | | |
|-------------------------------------|-----------|-----------|
| 1/37 DAVIES STREET ALTONA VIC 3018 | \$922,000 | 02-Nov-24 |
| 1/12 HANCOCK STREET ALTONA VIC 3018 | \$925,000 | 27-Nov-24 |
| 100A BLYTH STREET ALTONA VIC 3018 | \$912,000 | 17-Aug-24 |

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: 04 December 2024



1/37 DAVIES STREET ALTONA VIC 3018

Sold Price

^{RS}

\$922,000

Sold Date

02-Nov-24

3

2

2

Distance

0.08km



1/12 HANCOCK STREET ALTONA VIC 3018

Sold Price

^{RS}

\$925,000

Sold Date

27-Nov-24

3

2

1

Distance

0.85km



100A BLYTH STREET ALTONA VIC 3018

Sold Price

\$912,000

Sold Date

17-Aug-24

3

1

1

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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