

## 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

1/25 ROSE STREET ALTONA VIC 3018

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$692,000

Property type

Unit

Suburb

Altona

Period-from

01 Sep 2022

to

31 Aug 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

1/4 RANKIN STREET ALTONA VIC 3018	\$615,000	24-Apr-23
1/1 HAMMOND STREET ALTONA VIC 3018	\$650,000	14-Jul-23
1/179 CIVIC PARADE ALTONA VIC 3018	\$635,000	20-Mar-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: 04 September 2023



**1/4 RANKIN STREET ALTONA VIC 3018**

Sold Price

**\$615,000**

Sold Date

**24-Apr-23**

 2

 1

 1

Distance

**0.22km**



**1/1 HAMMOND STREET ALTONA VIC 3018**

Sold Price

**\$650,000**

Sold Date

**14-Jul-23**

 2

 1

 1

Distance

**0.96km**



**1/179 CIVIC PARADE ALTONA VIC 3018**

Sold Price

**\$635,000**

Sold Date

**20-Mar-23**

 2

 1

 1

Distance

**0.68km**

RS = Recent sale

UN = Undisclosed Sale

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