

## 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

4/182 QUEEN 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Altona

Period-from

01 Apr 2023

to

31 Mar 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 2/9 UPTON STREET ALTONA VIC 3018   | \$790,000 | 27-Sep-23 |
| 2/206 QUEEN STREET ALTONA VIC 3018 | \$725,000 | 02-Jul-23 |
| 2/222 CIVIC PARADE ALTONA VIC 3018 | \$735,000 | 16-Nov-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: 24 April 2024

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**2/9 UPTON STREET ALTONA VIC 3018**

Sold Price

**\$790,000**

Sold Date

**27-Sep-23**

 2

 2

 1

Distance

**0.17km**



**2/206 QUEEN STREET ALTONA VIC 3018**

Sold Price

**\$725,000**

Sold Date

**02-Jul-23**

 2

 2

 1

Distance

**0.23km**



**2/222 CIVIC PARADE ALTONA VIC 3018**

Sold Price

**\$735,000**

Sold Date

**16-Nov-23**

 2

 1

 1

Distance

**0.85km**

RS = Recent sale

UN = Undisclosed Sale

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