

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

2/114 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

\$670,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$694,250

Property type

Unit

Suburb

Altona

Period-from

01 Dec 2022

to

30 Nov 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

3/3 ROSE STREET ALTONA VIC 3018	\$680,000	30-Aug-23
2/9 STANLEY STREET ALTONA VIC 3018	\$680,000	03-Sep-23
1/36 MAIDSTONE STREET ALTONA VIC 3018	\$685,000	06-Dec-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: 13 December 2023



3/3 ROSE STREET ALTONA VIC 3018

Sold Price

\$680,000

Sold Date **30-Aug-23**

 2

 1

 1

Distance

0.36km



2/9 STANLEY STREET ALTONA VIC 3018

Sold Price

Sold Date **03-Sep-23**

 2

 1

 1

Distance

0.72km



1/36 MAIDSTONE STREET ALTONA VIC 3018

Sold Price

^{RS} **\$685,000**

Sold Date **06-Dec-23**

 2

 1

 2

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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