

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

3/23 MCBAIN 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Altona

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/39 DAVIES STREET ALTONA VIC 3018	\$700,000	06-Dec-21
32A RAILWAY STREET SOUTH ALTONA VIC 3018	\$720,000	05-Jan-22
2/25 ROSE STREET ALTONA VIC 3018	\$700,000	01-Nov-21

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: 11 March 2022



1/39 DAVIES STREET ALTONA VIC 3018

Sold Price

\$700,000

Sold Date

06-Dec-21

2

1

1

Distance

0.51km



32A RAILWAY STREET SOUTH ALTONA VIC 3018

Sold Price

^{RS} **\$720,000**

Sold Date

05-Jan-22

2

1

1

Distance

0.7km



2/25 ROSE STREET ALTONA VIC 3018

Sold Price

\$700,000

Sold Date

01-Nov-21

2

1

1

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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