

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

1/3 ROSE 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Altona

Period-from

01 Jul 2021

to

30 Jun 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

2/4 HANCOCK STREET ALTONA VIC 3018	\$628,000	18-Nov-21
6/31 ROSE STREET ALTONA VIC 3018	\$621,000	01-Apr-22
2/1 LOWE AVENUE ALTONA VIC 3018	\$650,000	21-Jan-22

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 July 2022

	2/4 HANCOCK STREET ALTONA VIC 3018	Sold Price	\$628,000	Sold Date	18-Nov-21
	 2  1  1			Distance	-
	6/31 ROSE STREET ALTONA VIC 3018	Sold Price	\$621,000	Sold Date	01-Apr-22
	 2  1  1			Distance	-
	2/1 LOWE AVENUE ALTONA VIC 3018	Sold Price	\$650,000	Sold Date	21-Jan-22
	 2  1  1			Distance	-

RS = Recent sale

UN = Undisclosed Sale

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