

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

3/4 RANKIN 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Altona

Period-from

01 Jun 2023

to

31 May 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

5/32 LINNET STREET ALTONA VIC 3018	\$652,000	20-Dec-23
1/36 MAIDSTONE STREET ALTONA VIC 3018	\$685,000	27-Nov-23
1/20 ROSE STREET ALTONA VIC 3018	\$685,000	31-May-24

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: 12 June 2024

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5/32 LINNET STREET ALTONA VIC 3018

Sold Price

\$652,000

Sold Date **20-Dec-23**

 2  1  2

Distance **0.25km**



1/36 MAIDSTONE STREET ALTONA VIC 3018

Sold Price

\$685,000

Sold Date **27-Nov-23**

 2  1  2

Distance **0.48km**



1/20 ROSE STREET ALTONA VIC 3018

Sold Price

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

Sold Date **31-May-24**

 2  1  1

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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