

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

21 Chorley Avenue, Altona Vic 3018

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$920,000

Median sale price

Median price \$1,310,000 Property Type House Suburb Altona

Period - From 01/01/2022 to 31/12/2022 Source REIV

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 six 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	1/205 Queen St ALTONA 3018	\$985,000	10/12/2022
2	1/25 Rayner St ALTONA 3018	\$971,000	09/02/2023
3	1/2 Wilga Av ALTONA 3018	\$920,000	23/02/2023

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 six months.~~

This Statement of Information was prepared on:

03/04/2023 10:21



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Property Type: House (Res)

Land Size: 213 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$920,000

Median House Price

Year ending December 2022: \$1,310,000

Comparable Properties



1/205 Queen St ALTONA 3018 (REI/VG)

Agent Comments

3
 2
 2

Price: \$985,000

Method: Private Sale

Date: 10/12/2022

Property Type: Townhouse (Single)



1/25 Rayner St ALTONA 3018 (REI)

Agent Comments

3
 2
 2

Price: \$971,000

Method: Private Sale

Date: 09/02/2023

Property Type: Townhouse (Res)

1/2 Wilga Av ALTONA 3018 (REI)

Agent Comments

3
 2
 4

Price: \$920,000

Method: Private Sale

Date: 23/02/2023

Property Type: Townhouse (Res)