

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

2/2 Stanley 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Altona

Period-from

01 Oct 2019

to

30 Sep 2020

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

1/14 Rayner Street Altona VIC 3018	\$1,100,000	24-Apr-20
1/7 Webb Street Altona VIC 3018	\$1,200,000	09-Jun-20
145 Queen Street Altona VIC 3018	\$1,080,000	14-Oct-20

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: 24 October 2020

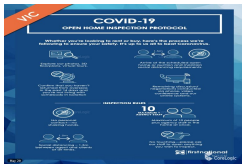
Anthony Molinia
M 0418304894
E anthony@barlows.com.au



1/14 Rayner Street Altona VIC 3018 Sold Price **\$1,100,000** Sold Date **24-Apr-20**

4 2 2

Distance **0.64km**



1/7 Webb Street Altona VIC 3018 Sold Price **\$1,200,000** Sold Date **09-Jun-20**

4 1 3

Distance **0.71km**



145 Queen Street Altona VIC 3018 Sold Price ^{RS} **\$1,080,000** Sold Date **14-Oct-20**

3 2 2

Distance **1.27km**

RS = Recent sale UN = Undisclosed Sale

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