

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

3/114 BLYTH 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,000

Property type

Unit

Suburb

Altona

Period-from

01 Dec 2021

to

30 Nov 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

2/5 HANCOCK STREET ALTONA VIC 3018	\$765,000	30-Jun-22
2/15 HANCOCK STREET ALTONA VIC 3018	\$765,000	11-Oct-22
3/17 MULGA STREET ALTONA VIC 3018	\$750,000	20-Jul-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: 12 December 2022



**2/5 HANCOCK STREET ALTONA
VIC 3018**

Sold Price

\$765,000

Sold Date

30-Jun-22



3



1



1

Distance

0.41km



**2/15 HANCOCK STREET ALTONA
VIC 3018**

Sold Price

^{RS} **\$765,000**

Sold Date

11-Oct-22



3



2



1

Distance

0.51km



**3/17 MULGA STREET ALTONA VIC
3018**

Sold Price

\$750,000

Sold Date

20-Jul-22



2



1



1

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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