

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

302/105-113 Pier Street, Altona Vic 3018

Indicative selling price

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

Single price \$445,000

Median sale price

Median price \$705,000

House

Unit

X

Suburb Altona

Period - From 01/04/2017

to 31/03/2018

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	17 Akuna St ALTONA 3018	\$490,000	07/06/2018
2	102/105 Pier St ALTONA 3018	\$460,000	24/02/2018
3	3/194 Queen St ALTONA 3018	\$455,000	05/04/2018

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.



2
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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$445,000
Median Unit Price
 Year ending March 2018: \$705,000

Comparable Properties



17 Akuna St ALTONA 3018 (REI)

Agent Comments

2
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Price: \$490,000
Method: Sold Before Auction
Date: 07/06/2018
Rooms: -
Property Type: Unit



102/105 Pier St ALTONA 3018 (REI)

Agent Comments

2
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Price: \$460,000
Method: Private Sale
Date: 24/02/2018
Rooms: 4
Property Type: Apartment



3/194 Queen St ALTONA 3018 (REI)

Agent Comments

2
 1
 1

Price: \$455,000
Method: Private Sale
Date: 05/04/2018
Rooms: 4
Property Type: Unit