

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

3/67 Rose 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

Unit

Suburb

Altona

Period-from

01 Sep 2020

to

31 Aug 2021

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

4/67 Rose Street Altona VIC 3018	\$825,000	27-Apr-21
3/31 Upton Street Altona VIC 3018	\$810,000	28-May-21
1/134 Civic Parade Altona VIC 3018	\$810,000	25-Aug-21

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: 07 September 2021

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4/67 Rose Street Altona VIC 3018

Sold Price

\$825,000

Sold Date

27-Apr-21



3



2



1

Distance

0.01km



3/31 Upton Street Altona VIC 3018

Sold Price

\$810,000

Sold Date

28-May-21



3



2



2

Distance

0.37km



1/134 Civic Parade Altona VIC 3018

Sold Price

^{RS} **\$810,000** ^{UN}

Sold Date

25-Aug-21



2



1



1

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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