

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

4/4 ROBIN 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,000

Property type

Unit

Suburb

Altona

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/9 STANLEY STREET ALTONA VIC 3018	\$680,000	06-Sep-23
3/199 QUEEN STREET ALTONA VIC 3018	\$730,000	20-Jul-23
1/25 ROSE STREET ALTONA VIC 3018	\$625,000	26-Sep-23

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: 03 October 2023



2/9 STANLEY STREET ALTONA VIC 3018 Sold Price

^{RS} **\$680,000** Sold Date **06-Sep-23**

2 1 1

Distance **0.54km**



3/199 QUEEN STREET ALTONA VIC 3018 Sold Price

^{RS} **\$730,000** Sold Date **20-Jul-23**

2 1 1

Distance **1.3km**



1/25 ROSE STREET ALTONA VIC 3018 Sold Price

^{RS} **\$625,000** Sold Date **26-Sep-23**

2 1 1

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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