

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

3/19 Mulga 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

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,500

Property type

Other

Suburb

Altona

Period-from

01 Jun 2020

to

31 May 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

3/94 Maidstone Street Altona VIC 3018	\$670,000	21-May-21
3/27 Purnell Street Altona VIC 3018	\$675,000	12-Mar-21
2/44 Rayner Street Altona VIC 3018	\$700,000	19-May-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: 29 June 2021



3/94 Maidstone Street Altona VIC 3018

Sold Price

^{RS} **\$670,000**

Sold Date

21-May-21

2

1

1

Distance

0.23km



3/27 Purnell Street Altona VIC 3018

Sold Price

\$675,000

Sold Date

12-Mar-21

3

1

1

Distance

0.52km



2/44 Rayner Street Altona VIC 3018

Sold Price

^{RS} **\$700,000**

Sold Date

19-May-21

2

1

1

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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