

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

2/100 Civic Parade 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

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

Other

Suburb

Altona

Period-from

01 Feb 2020

to

31 Jan 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

4/57 Blyth Street Altona VIC 3018	\$905,000	14-Nov-20
1/59 David Street Altona VIC 3018	\$855,000	14-Jan-21
3/143 Queen Street Altona VIC 3018	\$898,000	04-Nov-20

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: 01 February 2021

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4/57 Blyth Street Altona VIC 3018

Sold Price

\$905,000

Sold Date **14-Nov-20**

 2  2  1

Distance **0.53km**



1/59 David Street Altona VIC 3018

Sold Price

^{RS} **\$855,000**

Sold Date **14-Jan-21**

 3  2  2

Distance **0.59km**



3/143 Queen Street Altona VIC 3018

Sold Price

\$898,000

Sold Date **04-Nov-20**

 3  2  2

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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