

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

1/4 RANKIN 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Altona

Period-from

01 Aug 2023

to

31 Jul 2024

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

1/34 GRIEVE PARADE ALTONA VIC 3018	\$615,000	19-May-24
2/33 LINNET STREET ALTONA VIC 3018	\$670,000	17-Apr-24
6/35 ROSE STREET ALTONA VIC 3018	\$665,000	22-Apr-24

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: 23 August 2024



1/34 GRIEVE PARADE ALTONA VIC 3018 Sold Price **\$615,000** Sold Date **19-May-24**

 2  1  1

Distance **0.18km**



2/33 LINNET STREET ALTONA VIC 3018 Sold Price **\$670,000** Sold Date **17-Apr-24**

 2  1  1

Distance **0.25km**



6/35 ROSE STREET ALTONA VIC 3018 Sold Price **\$665,000** Sold Date **22-Apr-24**

 1  1  1

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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