

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

4/55 Rayner 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

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

2/37 Burt Street Altona VIC 3018	\$610,000	07-Oct-20
4/61 Rose Street Altona VIC 3018	\$640,000	19-Aug-20
1/121 Blyth Street Altona VIC 3018	\$590,000	20-Jan-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.~~

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2/37 Burt Street Altona VIC 3018

Sold Price

\$610,000

Sold Date **07-Oct-20**

 2  1  2

Distance **0.13km**



4/61 Rose Street Altona VIC 3018

Sold Price

\$640,000

Sold Date **19-Aug-20**

 2  1  1

Distance **0.16km**



1/121 Blyth Street Altona VIC 3018

Sold Price

^{RS} **\$590,000**

Sold Date **20-Jan-21**

 2  1  2

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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