

## 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

1/19 Mulga Street Altona VIC 3018

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$935,000

&

\$975,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Altona

Period-from

01 Feb 2021

to

31 Jan 2022

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 2/19 Mulga Street Altona VIC 3018 | \$960,000 | 17-Nov-21 |
| 2/5 Mulga Street Altona VIC 3018  | \$940,000 | 03-Feb-22 |
| 3/2 Wilga Avenue Altona VIC 3018  | \$950,000 | 05-Jan-22 |

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: 07 February 2022



**2/19 Mulga Street Altona VIC 3018**

Sold Price

**\$960,000**

Sold Date

**17-Nov-21**

 3  2  2

Distance

**0.02km**



**2/5 Mulga Street Altona VIC 3018**

Sold Price

<sup>RS</sup> **\$940,000**

Sold Date

**03-Feb-22**

 3  2  2

Distance

**0.12km**



**3/2 Wilga Avenue Altona VIC 3018**

Sold Price

<sup>RS</sup> **\$950,000**

Sold Date

**05-Jan-22**

 3  2  4

Distance

**0.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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