

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

2/21 Romawi 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Altona

Period-from

01 May 2020

to

30 Apr 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

4/12 Grieve Parade Altona VIC 3018	\$740,000	10-Feb-21
1/41 Grieve Parade Altona VIC 3018	\$740,000	18-May-21
2/9 Webb Street Altona VIC 3018	\$770,000	09-Apr-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: 25 May 2021



4/12 Grieve Parade Altona VIC 3018 Sold Price **\$740,000** Sold Date **10-Feb-21**

2 1 1

Distance **0.64km**



1/41 Grieve Parade Altona VIC 3018 Sold Price ^{RS} **\$740,000** Sold Date **18-May-21**

2 1 1

Distance **0.61km**



2/9 Webb Street Altona VIC 3018 Sold Price ^{RS} **\$770,000** Sold Date **09-Apr-21**

2 2 2

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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