

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

3/199 QUEEN 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

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Altona

Period-from

01 Jun 2022

to

31 May 2023

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

4/112 BLYTH STREET ALTONA VIC 3018	\$692,000	09-May-23
4/91 QUEEN STREET ALTONA VIC 3018	\$690,000	18-May-23
2B MYRTLE GROVE ALTONA VIC 3018	\$720,000	25-Apr-23

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: 30 June 2023

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4/112 BLYTH STREET ALTONA VIC 3018

Sold Price

^{RS}

\$692,000

Sold Date **09-May-23**

 2  1  2

Distance **0.14km**



4/91 QUEEN STREET ALTONA VIC 3018

Sold Price

^{RS}

\$690,000

Sold Date **18-May-23**

 2  1  1

Distance **1.07km**



2B MYRTLE GROVE ALTONA VIC 3018

Sold Price

\$720,000

Sold Date **25-Apr-23**

 2  1  2

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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