

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

3/40 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

\$700,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,000

Property type

Unit

Suburb

Altona

Period-from

01 Sep 2022

to

31 Aug 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

3/180 CIVIC PARADE ALTONA VIC 3018	\$740,000	17-Aug-23
1/43 GRIEVE PARADE ALTONA VIC 3018	\$700,000	01-Sep-23
3/199 QUEEN STREET ALTONA VIC 3018	\$730,000	20-Jul-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: 25 September 2023



3/180 CIVIC PARADE ALTONA VIC 3018

Sold Price

^{RS} **\$740,000**

Sold Date

17-Aug-23

 2

 1

 1

Distance

0.31km



1/43 GRIEVE PARADE ALTONA VIC 3018

Sold Price

^{RS} **\$700,000**

Sold Date

01-Sep-23

 2

 2

 1

Distance

0.49km



3/199 QUEEN STREET ALTONA VIC 3018

Sold Price

\$730,000

Sold Date

20-Jul-23

 2

 1

 1

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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