

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

1/109 Railway Street North 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Altona

Period-from

01 Jan 2021

to

31 Dec 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

1/198 Civic Parade Altona VIC 3018	\$851,000	11-Oct-21
185A Civic Parade Altona VIC 3018	\$830,000	07-Dec-21
1/68 Rose Street Altona VIC 3018	\$795,000	29-Sep-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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1/198 Civic Parade Altona VIC 3018 Sold Price **\$851,000** Sold Date **11-Oct-21**

 3  1  1

Distance **0.28km**



185A Civic Parade Altona VIC 3018 Sold Price ^{RS} **\$830,000** Sold Date **07-Dec-21**

 3  2  2

Distance **0.32km**



1/68 Rose Street Altona VIC 3018 Sold Price **\$795,000** Sold Date **29-Sep-21**

 3  1  2

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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