

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

2/67 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Altona

Period-from

01 Nov 2020

to

31 Oct 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

1/134 Civic Parade Altona VIC 3018	\$810,000	19-Aug-21
3/59 David Street Altona VIC 3018	\$777,000	14-Jul-21
1/22 Grieve Parade Altona VIC 3018	\$740,000	27-Jul-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: 30 November 2021

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1/134 Civic Parade Altona VIC 3018 Sold Price **\$810,000** Sold Date **19-Aug-21**

2 1 1

Distance **0.81km**



3/59 David Street Altona VIC 3018 Sold Price **\$777,000** Sold Date **14-Jul-21**

2 1 1

Distance **1.04km**



1/22 Grieve Parade Altona VIC 3018 Sold Price **\$740,000** Sold Date **27-Jul-21**

2 1 1

Distance **1.62km**

RS = Recent sale **UN** = Undisclosed Sale

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