

## 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

2/31 BAYVIEW STREET ALTONA VIC 3018

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$670,000

### 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 4/37 DAVIES STREET ALTONA VIC 3018 | \$640,000 | 02-May-23 |
| 2/179 CIVIC PARADE ALTONA VIC 3018 | \$655,000 | 11-Aug-23 |
| 3/3 ROSE STREET ALTONA VIC 3018    | \$680,000 | 12-Sep-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: 20 September 2023



**4/37 DAVIES STREET ALTONA VIC 3018**

Sold Price

**\$640,000**

Sold Date **02-May-23**

 2

 1

 1

Distance

**0.26km**



**2/179 CIVIC PARADE ALTONA VIC 3018**

Sold Price

<sup>RS</sup> **\$655,000**

Sold Date **11-Aug-23**

 2

 1

 1

Distance

**1.15km**



**3/3 ROSE STREET ALTONA VIC 3018**

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date **12-Sep-23**

 2

 1

 2

Distance

**1.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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