

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

1/47 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

House

Suburb

Altona

Period-from

01 Aug 2022

to

31 Jul 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

1/12 HANCOCK STREET ALTONA VIC 3018	\$855,000	20-Apr-23
2/6 DAVID STREET ALTONA VIC 3018	\$866,500	31-Mar-23
4/1 ROSE STREET ALTONA VIC 3018	\$931,000	30-Aug-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: 31 August 2023

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1/12 HANCOCK STREET ALTONA VIC 3018

Sold Price

\$855,000

Sold Date **20-Apr-23**

 3  2  2

Distance **0.17km**



2/6 DAVID STREET ALTONA VIC 3018

Sold Price

\$866,500

Sold Date **31-Mar-23**

 3  2  2

Distance **0.68km**



4/1 ROSE STREET ALTONA VIC 3018

Sold Price

^{RS} **\$931,000**

Sold Date **30-Aug-23**

 3  2  2

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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