

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

3/245 Esplanade 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,250

Property type

Unit

Suburb

Altona

Period-from

01 Aug 2019

to

31 Jul 2020

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

9/245 Esplanade Altona VIC 3018	\$512,000	22-Nov-19
4/208 Queen Street Altona VIC 3018	\$650,000	01-Aug-20
5/18 Webb Street Altona VIC 3018	\$465,000	05-Jun-20

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: 21 August 2020

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9/245 Esplanade Altona VIC 3018

Sold Price

\$512,000

Sold Date

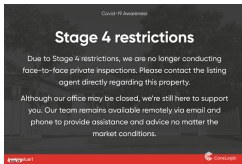
22-Nov-19
 2

 1

 2

Distance

-


4/208 Queen Street Altona VIC 3018

Sold Price

^{RS} **\$650,000**

Sold Date

01-Aug-20
 2

 1

 1

Distance

0.13km

5/18 Webb Street Altona VIC 3018

Sold Price

^{RS} **\$465,000**

Sold Date

05-Jun-20
 2

 1

 1

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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