

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

304/113 PIER 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$694,250

Property type

Unit

Suburb

Altona

Period-from

01 Dec 2022

to

30 Nov 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

311/105 PIER STREET ALTONA VIC 3018	490000	04-Sep-23
311/113 PIER STREET ALTONA VIC 3018	490000	24-Aug-23
302/105 PIER STREET ALTONA VIC 3018	499000	09-Nov-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 December 2023



311/105 PIER STREET ALTONA VIC 3018

Sold Price

^{RS} **490000** ^{UN}

Sold Date **04-Sep-23**

 2  1  1

Distance **0.03km**



311/113 PIER STREET ALTONA VIC 3018

Sold Price

490000

Sold Date **24-Aug-23**

 2  1  1

Distance **-**



302/105 PIER STREET ALTONA VIC 3018

Sold Price

^{RS} **499000**

Sold Date **09-Nov-23**

 2  1  1

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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