

## 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

61 GRIEVE PARADE 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

\$885,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$689,500

Property type

Unit

Suburb

Altona

Period-from

01 Dec 2023

to

30 Nov 2024

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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 2/6 RANKIN STREET ALTONA VIC 3018 | \$920,000   | 23-Sep-24 |
| 33 DAVID STREET ALTONA VIC 3018   | \$973,000   | 11-Jun-24 |
| 8 GREENEY STREET ALTONA VIC 3018  | \$1,010,000 | 07-Jun-24 |

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: 12 December 2024



**2/6 RANKIN STREET ALTONA VIC 3018**

Sold Price

**\$920,000**

Sold Date

**23-Sep-24**



3



2



2

Distance

**0.18km**



**33 DAVID STREET ALTONA VIC 3018**

Sold Price

**\$973,000**

Sold Date

**11-Jun-24**



3



2



2

Distance

**0.74km**



**8 GREENEY STREET ALTONA VIC 3018**

Sold Price

**\$1,010,000**

Sold Date

**07-Jun-24**



3



2



1

Distance

**1.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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