

## 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

5/5 ROSE 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$200,406

Property type

Land

Suburb

Altona

Period-from

01 Jan 2022

to

31 Dec 2022

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

4/9 ROSE STREET ALTONA VIC 3018	\$677,500	08-Oct-22
2/35 ROSE STREET ALTONA VIC 3018	\$615,000	20-Aug-22
3/169 BLYTH STREET ALTONA VIC 3018	\$705,000	31-Oct-22

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: 24 January 2023



**4/9 ROSE STREET ALTONA VIC 3018**

Sold Price

**\$677,500**

Sold Date

**08-Oct-22**

 2

 1

 1

Distance

**0.04km**



**2/35 ROSE STREET ALTONA VIC 3018**

Sold Price

**\$615,000**

Sold Date

**20-Aug-22**

 1

 1

 1

Distance

**0.39km**



**3/169 BLYTH STREET ALTONA VIC 3018**

Sold Price

**\$705,000**

Sold Date

**31-Oct-22**

 2

 1

 1

Distance

**0.4km**

RS = Recent sale

UN = Undisclosed Sale

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