

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

2/63 PURNELL 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,500

Property type

Unit

Suburb

Altona

Period-from

01 Jul 2021

to

30 Jun 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

1/13 DAVID STREET ALTONA VIC 3018	\$860,000	09-Jul-22
1/63 MAIDSTONE STREET ALTONA VIC 3018	\$860,000	15-Jul-22
1/94 MAIDSTONE STREET ALTONA VIC 3018	\$805,000	30-May-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: 19 July 2022



1/13 DAVID STREET ALTONA VIC 3018

Sold Price

^{RS} **\$860,000**

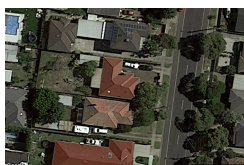
Sold Date

09-Jul-22

3 2 2

Distance

-



1/63 MAIDSTONE STREET ALTONA VIC 3018

Sold Price

Sold Date

15-Jul-22

- - -

Distance

-



1/94 MAIDSTONE STREET ALTONA VIC 3018

Sold Price

^{RS} **\$805,000**

Sold Date

30-May-22

3 2 2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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