

## 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

5/35 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

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Altona

Period-from

01 Sep 2023

to

31 Aug 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

2/26 BRACKEN GROVE ALTONA VIC 3018	\$660,000	23-Aug-24
3/34 MOUNT STREET ALTONA VIC 3018	\$694,000	01-Aug-24
1/20 ROSE STREET ALTONA VIC 3018	\$685,000	31-May-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: 19 September 2024



## 2/26 BRACKEN GROVE ALTONA VIC 3018

Sold Price

<sup>RS</sup> \$660,000

Sold Date 23-Aug-24

2 1 1

Distance 0.57km



## 3/34 MOUNT STREET ALTONA VIC 3018

Sold Price

<sup>RS</sup> \$694,000

Sold Date 01-Aug-24

2 1 1

Distance 1.46km



## 1/20 ROSE STREET ALTONA VIC 3018

Sold Price

\$685,000

Sold Date 31-May-24

2 1 1

Distance 0.28km

RS = Recent sale

UN = Undisclosed Sale

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