

## 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

3/83 RAILWAY STREET NORTH ALTONA VIC 3018

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Altona

Period-from

01 Jun 2021

to

31 May 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

207/113 PIER STREET ALTONA VIC 3018	\$477,000	08-Nov-21
5/83 RAILWAY STREET NORTH ALTONA VIC 3018	\$490,000	19-Oct-21
211/105 PIER STREET ALTONA VIC 3018	\$455,000	27-Jan-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: 14 June 2022

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**207/113 PIER STREET ALTONA VIC 3018** Sold Price **\$477,000** Sold Date **08-Nov-21**

 2  1  1

Distance -



**5/83 RAILWAY STREET NORTH ALTONA VIC 3018** Sold Price **\$490,000** Sold Date **19-Oct-21**

 2  1  1

Distance -



**211/105 PIER STREET ALTONA VIC 3018** Sold Price **\$455,000** Sold Date **27-Jan-22**

 2  1  1

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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