

## 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

1/28 EMU AVENUE 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$692,000

Property type

Unit

Suburb

Altona

Period-from

01 Aug 2023

to

31 Jul 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

1/34 RAYNER STREET ALTONA VIC 3018	\$1,040,000	25-Jun-24
96A RAILWAY STREET SOUTH ALTONA VIC 3018	\$1,100,000	30-May-24
116 RAILWAY STREET SOUTH ALTONA VIC 3018	\$1,220,000	28-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: 05 August 2024



**1/34 RAYNER STREET ALTONA VIC 3018** Sold Price <sup>RS</sup> **\$1,040,000** Sold Date **25-Jun-24**

4 2 1

Distance **0.96km**



**96A RAILWAY STREET SOUTH ALTONA VIC 3018** Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **30-May-24**

4 3 1

Distance **1.47km**



**116 RAILWAY STREET SOUTH ALTONA VIC 3018** Sold Price <sup>RS</sup> **\$1,220,000** Sold Date **28-Jun-24**

4 2 1

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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