

## 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

73 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

\$980,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,255,000

Property type

Other

Suburb

Altona

Period-from

01 Nov 2021

to

31 Oct 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

9 BOYD STREET ALTONA VIC 3018	\$1,150,000	24-Jun-22
78 MAIDSTONE STREET ALTONA VIC 3018	\$1,210,000	30-May-22
41 RAILWAY STREET NORTH ALTONA VIC 3018	\$1,172,500	26-Aug-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: 08 November 2022

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**9 BOYD STREET ALTONA VIC 3018** Sold Price **\$1,150,000** Sold Date **24-Jun-22**

 3  1  2

Distance **0.44km**



**78 MAIDSTONE STREET ALTONA VIC 3018** Sold Price **\$1,210,000** Sold Date **30-May-22**

 3  2  2

Distance **0.78km**



**41 RAILWAY STREET NORTH ALTONA VIC 3018**

Sold Price <sup>RS</sup> **\$1,172,500** Sold Date **26-Aug-22**

 3  1  3

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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