

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

1/15-17 Railway Street North 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Altona

Period-from

01 Jun 2020

to

31 May 2021

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

3/72 Civic Parade Altona VIC 3018	\$642,500	13-Apr-21
1/32 Linnet Street Altona VIC 3018	\$682,000	10-May-21
2/44 Rayner Street Altona VIC 3018	\$700,000	19-May-21

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: 22 June 2021



3/72 Civic Parade Altona VIC 3018 Sold Price ^{RS} **\$642,500** Sold Date **13-Apr-21**

2 1 1

Distance **0.23km**



1/32 Linnet Street Altona VIC 3018 Sold Price ^{RS} **\$682,000** Sold Date **10-May-21**

2 1 2

Distance **1.99km**



2/44 Rayner Street Altona VIC 3018 Sold Price ^{RS} **\$700,000** Sold Date **19-May-21**

2 1 1

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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