

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

1/38 DAVID STREET 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Altona

Period-from

01 Aug 2022

to

31 Jul 2023

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

1A HAMMOND STREET ALTONA VIC 3018	\$650,000	27-Jul-23
3/21 MOUNT STREET ALTONA VIC 3018	\$610,000	09-Jun-23
2/170 MAIDSTONE STREET ALTONA VIC 3018	\$520,000	02-Jun-23

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: 10 August 2023



**1A HAMMOND STREET ALTONA
VIC 3018**

Sold Price

^{RS} **\$650,000**

Sold Date

27-Jul-23

2 1 1

Distance

-



**3/21 MOUNT STREET ALTONA VIC
3018**

Sold Price

\$610,000

Sold Date

09-Jun-23

2 1 1

Distance

0.68km



**2/170 MAIDSTONE STREET
ALTONA VIC 3018**

Sold Price

\$520,000

Sold Date

02-Jun-23

2 1 2

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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