

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

2/157 QUEEN 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,500

Property type

Unit

Suburb

Altona

Period-from

01 Nov 2023

to

31 Oct 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

2/12 ROMAWI STREET ALTONA VIC 3018	\$713,000	18-Sep-24
3/9 SEVES STREET ALTONA VIC 3018	\$750,000	13-Sep-24
3/34 MOUNT STREET ALTONA VIC 3018	\$694,000	03-Aug-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: 21 November 2024



2/12 ROMAWI STREET ALTONA VIC 3018

2 1 1

Sold Price **\$713,000** Sold Date **18-Sep-24**

Distance **0.15km**



3/9 SEVES STREET ALTONA VIC 3018

2 1 1

Sold Price ^{RS} **\$750,000** Sold Date **13-Sep-24**

Distance **0.86km**



3/34 MOUNT STREET ALTONA VIC 3018

2 1 1

Sold Price **\$694,000** Sold Date **03-Aug-24**

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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