

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

2/22 GRIEVE PARADE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Altona

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/176 QUEEN STREET ALTONA VIC 3018	\$715,000	21-Jan-25
2/157 QUEEN STREET ALTONA VIC 3018	\$770,000	02-Dec-24
5/35 ROSE STREET ALTONA VIC 3018	\$685,000	08-Oct-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: 20 March 2025

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1/176 QUEEN STREET ALTONA VIC 3018 Sold Price **\$715,000** Sold Date **21-Jan-25**

 2  1  1

Distance **0.47km**



2/157 QUEEN STREET ALTONA VIC 3018 Sold Price **\$770,000** Sold Date **02-Dec-24**

 2  1  1

Distance **0.77km**



5/35 ROSE STREET ALTONA VIC 3018 Sold Price **\$685,000** Sold Date **08-Oct-24**

 2  1  1

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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