

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

4/47 CURLEW AVENUE 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

\$479,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$694,000

Property type

Unit

Suburb

Altona

Period-from

01 May 2024

to

30 Apr 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

2/59 ROSE STREET ALTONA VIC 3018

\$500,000

06-Dec-23

1/7 HANCOCK STREET ALTONA VIC 3018

\$504,000

19-Dec-24

3/50 SARGOOD STREET ALTONA VIC 3018

\$499,900

07-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: 13 May 2025



gurpreet kaur
P 0387312518
M 0433165647
E sales@legacyrealtors.com.au

<div><div>DirectKey</div><div><div><div>YOU MUST REGISTER YOUR DETAILS TO VIEW AND APPLY FOR THIS PROPERTY</div><div>Please Inspections now available</div><div>With the ending of lockdown restrictions from 11:00pm on Thursday 17 September, private one-on-one inspections are now permitted. Click to inspect now</div><div>By registering your details, you will be instantly provided with a link to register for a private inspection if it is available, or added onto the list of the property or link to apply online, and you will also be notified of any changes to the property.</div><div>How to Register:<div><div>1. Click "Get in touch" or "Request an inspection"</div><div>2. Enter your details</div><div>3. Select "Submit" or "Submit enquiry form"</div></div></div></div></div></div>	<div>2/59 ROSE STREET ALTONA VIC 3018</div> <div><div><div><div></div><div>2</div></div><div><div></div><div>1</div></div><div><div></div><div>1</div></div></div></div>	Sold Price	\$500,000	Sold Date	06-Dec-23	Distance	0.75km
<div><div></div></div>	<div>1/7 HANCOCK STREET ALTONA VIC 3018</div> <div><div><div><div></div><div>2</div></div><div><div></div><div>1</div></div><div><div></div><div>1</div></div></div></div>	Sold Price	\$504,000	Sold Date	19-Dec-24	Distance	0.99km
<div><div></div></div>	<div>3/50 SARGOOD STREET ALTONA VIC 3018</div> <div><div><div><div></div><div>2</div></div><div><div></div><div>1</div></div><div><div></div><div>1</div></div></div></div>	Sold Price	\$499,900	Sold Date	07-Oct-24	Distance	1.67km

RS = Recent sale UN = Undisclosed Sale

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