# 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

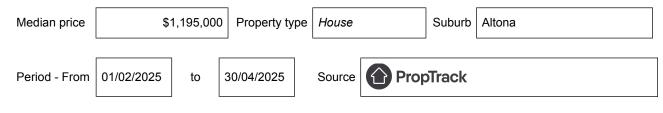
58A Rose Street, Altona, Vic 3018

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,200,000

### Median sale price



## 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 six 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
7 Waratah Street, Seaholme, VIC 3018	\$1,240,000	17/04/2025
14 Watson Court, Altona, VIC 3018	\$1,200,000	11/04/2025
18 Myrtle Grove, Altona, VIC 3018	\$1,230,000	09/04/2025

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 02/05/2025

