

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

1/1 BOYD 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

\$700,000

Property type

Unit

Suburb

Altona

Period-from

01 Jan 2023

to

31 Dec 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

1/180 CIVIC PARADE ALTONA VIC 3018	\$760,000	18-Jan-24
2/222 CIVIC PARADE ALTONA VIC 3018	\$735,000	06-Dec-23
19B DOVE AVENUE ALTONA VIC 3018	\$740,000	07-Dec-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: 29 January 2024



1/180 CIVIC PARADE ALTONA VIC 3018

Sold Price

^{RS} **\$760,000**

Sold Date

18-Jan-24

 2  1  1

Distance

0.71km



2/222 CIVIC PARADE ALTONA VIC 3018

Sold Price

^{RS} **\$735,000**

Sold Date

06-Dec-23

 2  1  1

Distance

0.42km



19B DOVE AVENUE ALTONA VIC 3018

Sold Price

^{RS} **\$740,000**

Sold Date

07-Dec-23

 2  1  1

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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