

## 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

1/107 RAILWAY STREET NORTH ALTONA VIC 3018

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Altona

Period-from

01 Jun 2023

to

31 May 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

4/29 DAVID STREET ALTONA VIC 3018	\$800,000	16-May-24
1/180 CIVIC PARADE ALTONA VIC 3018	\$760,000	18-Jan-24
3/43 RAYNER STREET ALTONA VIC 3018	\$740,000	12-Apr-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: 25 June 2024

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**4/29 DAVID STREET ALTONA VIC 3018**

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date **16-May-24**

 2  1  1

Distance **0.23km**



**1/180 CIVIC PARADE ALTONA VIC 3018**

Sold Price

<sup>RS</sup> **\$760,000**

Sold Date **18-Jan-24**

 2  1  1

Distance **0.25km**



**3/43 RAYNER STREET ALTONA VIC 3018**

Sold Price

**\$740,000**

Sold Date **12-Apr-24**

 3  1  2

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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