

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

1/12 ROSE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Altona

Period-from

01 Oct 2022

to

30 Sep 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

4/91 QUEEN STREET ALTONA VIC 3018	\$690,000	12-May-23
3/3 ROSE STREET ALTONA VIC 3018	\$680,000	12-Sep-23
4/112 BLYTH STREET ALTONA VIC 3018	\$692,000	10-May-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: 18 October 2023



4/91 QUEEN STREET ALTONA VIC 3018

Sold Price

\$690,000

Sold Date

12-May-23

 2  1  1

Distance

1.29km



3/3 ROSE STREET ALTONA VIC 3018

Sold Price

^{RS} **\$680,000**

Sold Date

12-Sep-23

 -  1  2

Distance

0.09km



4/112 BLYTH STREET ALTONA VIC 3018

Sold Price

\$692,000

Sold Date

10-May-23

 2  1  2

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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