

## 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

1/14 WEBB STREET 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$694,250

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

1/12 ROSE STREET ALTONA VIC 3018	\$707,000	31-Oct-23
63 LINNET STREET ALTONA VIC 3018	\$712,000	12-Dec-23
1/107 QUEEN STREET ALTONA VIC 3018	\$701,000	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: 08 January 2024



**1/12 ROSE STREET ALTONA VIC 3018**

 2  1  1

Sold Price

**\$707,000**

Sold Date

**31-Oct-23**

Distance

**0.33km**



**63 LINNET STREET ALTONA VIC 3018**

 2  1  1

Sold Price

<sup>RS</sup> **\$712,000**

Sold Date

**12-Dec-23**

Distance

**1.06km**



**1/107 QUEEN STREET ALTONA VIC 3018**

 2  1  1

Sold Price

<sup>RS</sup> **\$701,000**

Sold Date

**07-Dec-23**

Distance

**0.88km**

RS = Recent sale

UN = Undisclosed Sale

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