

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

1/16 STANLEY 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

\$1,000,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,000

Property type

Unit

Suburb

Altona

Period-from

01 Nov 2022

to

31 Oct 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

1/5 MULGA STREET ALTONA VIC 3018	\$1,060,000	02-Jun-23
3 SWALLOW STREET ALTONA VIC 3018	\$1,050,000	28-May-23
4/1 ROSE STREET ALTONA VIC 3018	\$931,000	08-Aug-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: 14 November 2023



1/5 MULGA STREET ALTONA VIC 3018

Sold Price

^{RS} **\$1,060,000**

Sold Date

02-Jun-23

 4  3  2

Distance

0.12km



3 SWALLOW STREET ALTONA VIC 3018

Sold Price

\$1,050,000

Sold Date

28-May-23

 4  3  2

Distance

0.45km



4/1 ROSE STREET ALTONA VIC 3018

Sold Price

\$931,000

Sold Date

08-Aug-23

 3  2  2

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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