

## 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

1/28 EMU AVENUE 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

\$1,075,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$698,750

Property type

Unit

Suburb

Altona

Period-from

01 Mar 2023

to

29 Feb 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

1/16 STANLEY STREET ALTONA VIC 3018	\$1,020,000	06-Dec-23
62 DAVID STREET ALTONA VIC 3018	\$1,080,000	02-Oct-23
2/28 EMU AVENUE ALTONA VIC 3018	\$960,000	27-Mar-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: 28 March 2024



**1/16 STANLEY STREET ALTONA  
VIC 3018**

4 3 1

Sold Price **\$1,020,000** Sold Date **06-Dec-23**

Distance **0.38km**



**62 DAVID STREET ALTONA VIC  
3018**

4 3 2

Sold Price **\$1,080,000** Sold Date **02-Oct-23**

Distance **1.49km**



**2/28 EMU AVENUE ALTONA VIC  
3018**

3 2 2

Sold Price <sup>RS</sup> **\$960,000** Sold Date **27-Mar-24**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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