

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

1/34 RAYNER 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

\$990,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Altona

Period-from

01 Apr 2023

to

31 Mar 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

2/28 EMU AVENUE ALTONA VIC 3018	\$960,000	27-Mar-24
2/67 ROSE STREET ALTONA VIC 3018	\$983,000	03-Apr-24
1/16 STANLEY STREET ALTONA VIC 3018	\$1,020,000	06-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: 22 April 2024



2/28 EMU AVENUE ALTONA VIC 3018

3 2 2

Sold Price

^{RS} **\$960,000**

Sold Date **27-Mar-24**

Distance **0.94km**



2/67 ROSE STREET ALTONA VIC 3018

4 3 1

Sold Price

^{RS} **\$983,000**

Sold Date **03-Apr-24**

Distance **0.34km**



1/16 STANLEY STREET ALTONA VIC 3018

4 3 1

Sold Price

\$1,020,000

Sold Date **06-Dec-23**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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