

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

1/5 UPTON 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,000

Property type

Unit

Suburb

Altona

Period-from

01 Aug 2022

to

31 Jul 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

1/4 RANKIN STREET ALTONA VIC 3018	\$615,000	24-Apr-23
2/179 CIVIC PARADE ALTONA VIC 3018	\$655,000	11-Aug-23
4/37 DAVIES STREET ALTONA VIC 3018	\$640,000	02-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: 31 August 2023



1/4 RANKIN STREET ALTONA VIC 3018

Sold Price

\$615,000

Sold Date **24-Apr-23**

 2  1  1

Distance **0.57km**



2/179 CIVIC PARADE ALTONA VIC 3018

Sold Price

^{RS} **\$655,000**

Sold Date **11-Aug-23**

 2  1  1

Distance **0.7km**



4/37 DAVIES STREET ALTONA VIC 3018

Sold Price

\$640,000

Sold Date **02-May-23**

 2  1  1

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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