## **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



## 108/112 PIER STREET, ALTONA, VIC 3018 🕮 2 🕒 1 😓 1

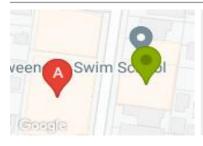
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$440,000 to \$460,000

Provided by: William Pendlebury, Sweeney Altona, Altona Meadows & Altona North

# **MEDIAN SALE PRICE**



## ALTONA, VIC, 3018

Suburb Median Sale Price (Unit)

\$722,775

01 August 2023 to 31 October 2023

Provided by: pricefinder

## **COMPARABLE PROPERTIES**

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 six months.

302/105 PIER ST, ALTONA, VIC 3018





**Sale Price** \*\$499,000 Sale Date: 09/11/2023

Distance from Property: 74m



This report has been compiled on 20/11/2023 by Sweeney Altona, Altona Meadows & Altona North. Property Data Solutions Pty Ltd 2023 -

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# Statement of Information Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.* 

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount. This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for sale

Address Including suburb and

108/112 PIER STREET, ALTONA, VIC 3018

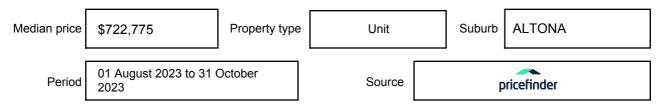
### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$440,000 to \$460,000

#### Median sale price



#### **Comparable property sales**

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 six months.

Address of comparable property	Price	Date of sale
302/105 PIER ST, ALTONA, VIC 3018	*\$499,000	09/11/2023

This Statement of Information was prepared

20/11/2023

