

## 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

109/113 PIER STREET 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

\$430,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

Other

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

106/105 PIER STREET ALTONA VIC 3018	\$410,000	26-Jun-23
202/117 PIER STREET ALTONA VIC 3018	\$482,000	19-Oct-23
311/113 PIER STREET ALTONA VIC 3018	\$490,000	24-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: 15 November 2023



106/105 PIER STREET ALTONA VIC  
3018

Sold Price

<sup>RS</sup> \$410,000

Sold Date 26-Jun-23

 2  1  1

Distance 0km



202/117 PIER STREET ALTONA VIC  
3018

Sold Price

<sup>RS</sup> \$482,000

Sold Date 19-Oct-23

 2  2  1

Distance 0.06km



311/113 PIER STREET ALTONA VIC  
3018

Sold Price

\$490,000

Sold Date 24-Aug-23

 2  1  1

Distance 0km

RS = Recent sale

UN = Undisclosed Sale

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