

# 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

114/117 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)

Range between \$400,000 & \$440,000

### Median sale price

Median price \$725,000 Property Type Unit Suburb Altona

Period - From 01/04/2023 to 31/03/2024 Source REIV

### 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 six 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	304/113 Pier St ALTONA 3018	\$450,000	20/03/2024
2	206/117 Pier St ALTONA 3018	\$435,000	25/03/2024
3	204/118 Pier St ALTONA 3018	\$405,000	30/04/2024

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 six months.~~

This Statement of Information was prepared on:

28/05/2024 13:35



**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 86sqm Inc Balcony  
 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$400,000 - \$440,000  
**Median Unit Price**  
 Year ending March 2024: \$725,000

## Comparable Properties



**304/113 Pier St ALTONA 3018 (REI)**

Agent Comments



**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 20/03/2024  
**Property Type:** Apartment



**206/117 Pier St ALTONA 3018 (REI)**

Agent Comments



**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 25/03/2024  
**Property Type:** Unit



**204/118 Pier St ALTONA 3018 (REI)**

Agent Comments



**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 30/04/2024  
**Property Type:** Unit

**Account - Woodards** | P: 03 9519 8333 | F: 03 9519 8300