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	cons	sumer.vic.go	v.au/	/underquot	ting			
Range betweer	\$400,000		&		\$440,000				
Median sale pi	rice								
Median price	\$725,000	Pro	operty Type	Unit			Suburb	Altona	
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ad	dress 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



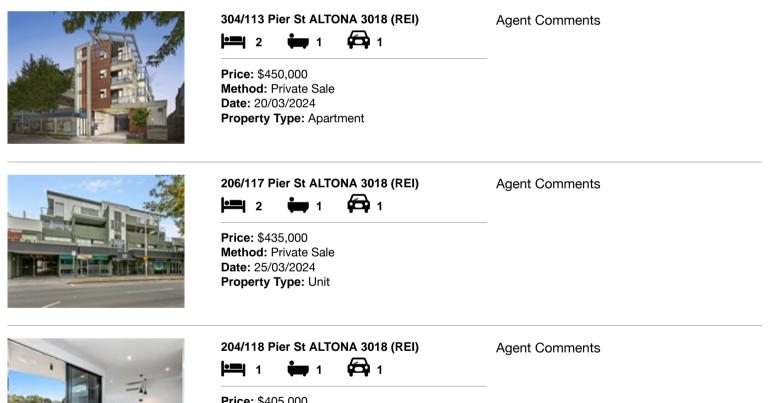






Rooms: 3 Property Type: Apartment Land Size: 86sqm Inc Balcony sqm approx Agent Comments Indicative Selling Price \$400,000 - \$440,000 Median Unit Price Year ending March 2024: \$725,000

Comparable Properties





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

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





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