

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

2/59 DAVID 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Altona

Period-from

01 Feb 2023

to

31 Jan 2024

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

3/2 WILGA AVENUE ALTONA VIC 3018	\$943,000	09-Oct-23
2/11 RAYNER STREET ALTONA VIC 3018	\$930,000	20-Dec-23
67 SARGOOD STREET ALTONA VIC 3018	\$900,000	03-Feb-24

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.~~

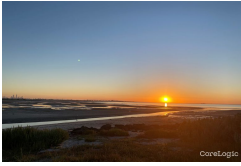
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**3/2 WILGA AVENUE ALTONA VIC
3018**

Sold Price

\$943,000

Sold Date

09-Oct-23

3 2 2

Distance

1.49km**2/11 RAYNER STREET ALTONA VIC
3018**

Sold Price

\$930,000

Sold Date

20-Dec-23

3 2 1

Distance

0.76km**67 SARGOOD STREET ALTONA VIC
3018**

Sold Price

^{RS} **\$900,000**

Sold Date

03-Feb-24

3 2 1

Distance

0.28km**RS** = Recent sale**UN** = Undisclosed Sale

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