

## 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

206/117 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$698,750

Property type

Unit

Suburb

Altona

Period-from

01 Mar 2023

to

29 Feb 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

101/105 PIER STREET ALTONA VIC 3018	\$438,000	01-Dec-23
203/112 PIER STREET ALTONA VIC 3018	\$437,000	19-Dec-23
206/112 PIER STREET ALTONA VIC 3018	\$432,000	07-Nov-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: 13 March 2024



**101/105 PIER STREET ALTONA VIC 3018** Sold Price **\$438,000** Sold Date **01-Dec-23**

 2  1  1

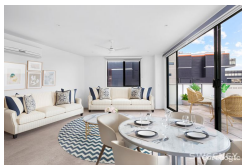
Distance **0.06km**



**203/112 PIER STREET ALTONA VIC 3018** Sold Price **\$437,000** Sold Date **19-Dec-23**

 2  1  1

Distance **0.08km**



**206/112 PIER STREET ALTONA VIC 3018** Sold Price **\$432,000** Sold Date **07-Nov-23**

 2  1  -

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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