

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

3/2 UPTON 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Altona

Period-from

01 Jan 2023

to

31 Dec 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

3/42 CIVIC PARADE SEAHOLME VIC 3018	\$775,000	21-Dec-23
3/3 ROSE STREET ALTONA VIC 3018	\$680,000	30-Aug-23
78 ROSE STREET ALTONA VIC 3018	\$710,000	09-Jan-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.~~

This Statement of Information was prepared on: 31 January 2024



3/42 CIVIC PARADE SEAHOLME VIC 3018

 3  1  2

Sold Price

^{RS} **\$775,000**

Sold Date

21-Dec-23

Distance

1.46km



3/3 ROSE STREET ALTONA VIC 3018

 2  1  1

Sold Price

\$680,000

Sold Date

30-Aug-23

Distance

0.53km



78 ROSE STREET ALTONA VIC 3018

 2  2  1

Sold Price

^{RS} **\$710,000**

Sold Date

09-Jan-24

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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