

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

3/43 RAYNER 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

\$720,000

&

\$750,000

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

2/180 CIVIC PARADE ALTONA VIC 3018	\$740,000	22-Feb-24
1/14 WEBB STREET ALTONA VIC 3018	\$748,000	19-Jan-24
1/12 ROSE STREET ALTONA VIC 3018	\$707,000	31-Oct-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: 25 March 2024



2/180 CIVIC PARADE ALTONA VIC 3018

Sold Price

^{RS} **\$740,000**

Sold Date **22-Feb-24**

 2  1  1

Distance **0.36km**



1/14 WEBB STREET ALTONA VIC 3018

Sold Price

\$748,000

Sold Date **19-Jan-24**

 2  1  1

Distance **0.48km**



1/12 ROSE STREET ALTONA VIC 3018

Sold Price

\$707,000

Sold Date **31-Oct-23**

 2  1  1

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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