

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

3/58 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Altona

Period-from

01 Jun 2023

to

31 May 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

3/22 DAVID STREET ALTONA VIC 3018	\$840,000	11-Apr-24
2/11 RAYNER STREET ALTONA VIC 3018	\$930,000	20-Dec-23
1/28 SEVES STREET ALTONA VIC 3018	\$1,040,000	02-Mar-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: 12 June 2024

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3/22 DAVID STREET ALTONA VIC 3018

Sold Price

\$840,000

Sold Date

11-Apr-24

 3  1  2

Distance

0.57km



2/11 RAYNER STREET ALTONA VIC 3018

Sold Price

\$930,000

Sold Date

20-Dec-23

 3  2  1

Distance

0.65km



1/28 SEVES STREET ALTONA VIC 3018

Sold Price

^{RS} **\$1,040,000**

Sold Date

02-Mar-24

 3  2  -

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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