

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

4/36 SARGOOD 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

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,135,000

Property type

House

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

1/134 CIVIC PARADE ALTONA VIC 3018	\$865,000	26-Sep-23
140 CIVIC PARADE ALTONA VIC 3018	\$1,010,000	25-Oct-23
2/36 DAVIES STREET ALTONA VIC 3018	\$1,000,000	25-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: 20 February 2024

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1/134 CIVIC PARADE ALTONA VIC 3018

 2  1  1

Sold Price

\$865,000

Sold Date

26-Sep-23

Distance

0.18km



140 CIVIC PARADE ALTONA VIC 3018

 3  2  1

Sold Price

\$1,010,000

Sold Date

25-Oct-23

Distance

0.19km



2/36 DAVIES STREET ALTONA VIC 3018

 3  2  1

Sold Price

\$1,000,000

Sold Date

25-Nov-23

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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