

## 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

2/4 RANKIN 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

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Altona

Period-from

01 Apr 2023

to

31 Mar 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

5/32 LINNET STREET ALTONA VIC 3018	\$652,000	28-Dec-23
1/36 MAIDSTONE STREET ALTONA VIC 3018	\$685,000	27-Nov-23
4/169 BLYTH STREET ALTONA VIC 3018	\$718,555	24-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: 24 April 2024

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**5/32 LINNET STREET ALTONA VIC 3018**

Sold Price

<sup>RS</sup> **\$652,000**

Sold Date **28-Dec-23**

 2  1  2

Distance **0.23km**



**1/36 MAIDSTONE STREET ALTONA VIC 3018**

Sold Price

**\$685,000**

Sold Date **27-Nov-23**

 2  1  2

Distance **0.47km**



**4/169 BLYTH STREET ALTONA VIC 3018**

Sold Price

<sup>RS</sup> **\$718,555**

Sold Date **24-Mar-24**

 2  1  1

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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