

## 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

407/105 PIER 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

\$480,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$694,250

Property type

Unit

Suburb

Altona

Period-from

01 Dec 2022

to

30 Nov 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

311/105 PIER STREET ALTONA VIC 3018	\$490,000	04-Sep-23
311/113 PIER STREET ALTONA VIC 3018	\$490,000	24-Aug-23
302/105 PIER STREET ALTONA VIC 3018	\$499,000	09-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: 28 February 2024



**207/113 PIER STREET ALTONA VIC 3018** Sold Price **\$477,000** Sold Date **08-Nov-21**

 2  1  1

Distance -



**211/105 PIER STREET ALTONA VIC 3018** Sold Price **\$455,000** Sold Date **27-Jan-22**

 2  1  1

Distance -



**401/113 PIER STREET ALTONA VIC 3018** Sold Price <sup>RS</sup> **\$455,000** Sold Date **09-Apr-22**

 2  1  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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