

## 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

5/100 CIVIC PARADE 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

\$890,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

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

1/30 KOOKABURRA STREET ALTONA VIC 3018	\$895,000	19-Dec-23
1/47 RAYNER STREET ALTONA VIC 3018	\$880,000	17-Oct-23
3/2 WILGA AVENUE ALTONA VIC 3018	\$943,000	09-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: 01 February 2024



**1/30 KOOKABURRA STREET  
ALTONA VIC 3018**

3 2 2

Sold Price

<sup>RS</sup> **\$895,000**

Sold Date **19-Dec-23**

Distance **2.46km**



**1/47 RAYNER STREET ALTONA VIC  
3018**

3 2 2

Sold Price

**\$880,000**

Sold Date **17-Oct-23**

Distance **1.05km**



**3/2 WILGA AVENUE ALTONA VIC  
3018**

3 2 2

Sold Price

**\$943,000**

Sold Date **09-Oct-23**

Distance **2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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