

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

5/245 ESPLANADE 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

Unit

Suburb

Altona

Period-from

01 May 2023

to

30 Apr 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

5/69 ROSE STREET ALTONA VIC 3018	\$450,000	03-Jun-23
6/245 ESPLANADE ALTONA VIC 3018	\$530,999	19-Nov-23
7/245 ESPLANADE ALTONA VIC 3018	\$536,000	02-May-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: 10 May 2024

Anthony Molina

M 0418304894

E anthony@barlows.com.au



5/69 ROSE STREET ALTONA VIC 3018

 2  1  1

Sold Price

\$450,000

Sold Date

03-Jun-23

Distance

0.88km



6/245 ESPLANADE ALTONA VIC 3018

 2  1  1

Sold Price

\$530,999

Sold Date

19-Nov-23

Distance

0km



7/245 ESPLANADE ALTONA VIC 3018

 2  1  -

Sold Price

^{RS} **\$536,000**

Sold Date

02-May-24

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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