

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

6/35 ROSE 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

\$645,000

&

\$675,000

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

5/32 LINNET STREET ALTONA VIC 3018	\$652,000	28-Dec-23
3/3 ROSE STREET ALTONA VIC 3018	\$680,000	30-Aug-23
1/25 ROSE STREET ALTONA VIC 3018	\$625,000	19-Sep-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: 16 February 2024



5/32 LINNET STREET ALTONA VIC 3018

Sold Price

^{RS} **\$652,000**

Sold Date **28-Dec-23**

 2  1  2

Distance **0.44km**



3/3 ROSE STREET ALTONA VIC 3018

Sold Price

\$680,000

Sold Date **30-Aug-23**

 2  1  1

Distance **0.41km**



1/25 ROSE STREET ALTONA VIC 3018

Sold Price

\$625,000

Sold Date **19-Sep-23**

 2  1  1

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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