

## 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

6/59 PURNELL 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,135,000

Property type

Commercial

Suburb

Altona

Period-from

01 Mar 2023

to

29 Feb 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

1/47 RAYNER STREET ALTONA VIC 3018	\$880,000	17-Oct-23
5/237 ESPLANADE ALTONA VIC 3018	\$840,000	23-Dec-23
4/67 ROSE STREET ALTONA VIC 3018	\$845,000	05-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 March 2024



**1/47 RAYNER STREET ALTONA VIC 3018** Sold Price **\$880,000** Sold Date **17-Oct-23**

 3  2  2

Distance **1.32km**



**5/237 ESPLANADE ALTONA VIC 3018** Sold Price **\$840,000** Sold Date **23-Dec-23**

 3  1  2

Distance **1.44km**



**4/67 ROSE STREET ALTONA VIC 3018** Sold Price **\$845,000** Sold Date **05-Oct-23**

 3  2  2

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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