

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

3/6 RANKIN 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

\$800,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Altona

Period-from

01 Jun 2023

to

31 May 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

3/12 HANCOCK STREET ALTONA VIC 3018	\$790,000	25-Apr-23
21 MCALPINE COURT ALTONA VIC 3018	\$888,000	17-Oct-23
54 DOVE AVENUE ALTONA VIC 3018	\$810,000	31-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: 07 June 2024

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3/12 HANCOCK STREET ALTONA VIC 3018

 3  2  1

Sold Price

\$790,000

Sold Date

25-Apr-23

Distance

0.68km



21 MCALPINE COURT ALTONA VIC 3018

 3  2  1

Sold Price

\$888,000

Sold Date

17-Oct-23

Distance

0.78km



54 DOVE AVENUE ALTONA VIC 3018

 3  2  1

Sold Price

^{RS} **\$810,000**

Sold Date

31-May-24

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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