

## 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

62A 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

\$720,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Altona

Period-from

01 Jan 2023

to

31 Dec 2023

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

2/9 UPTON STREET ALTONA VIC 3018	\$790,000	27-Sep-23
78 ROSE STREET ALTONA VIC 3018	\$710,000	09-Jan-24
4/15 DAVIES STREET ALTONA VIC 3018	\$762,500	21-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: 29 January 2024



**2/9 UPTON STREET ALTONA VIC 3018**

Sold Price **\$790,000** Sold Date **27-Sep-23**

2 2 1

Distance **1.38km**



**78 ROSE STREET ALTONA VIC 3018**

Sold Price <sup>RS</sup> **\$710,000** Sold Date **09-Jan-24**

2 2 1

Distance **1.56km**



**4/15 DAVIES STREET ALTONA VIC 3018**

Sold Price **\$762,500** Sold Date **21-Oct-23**

2 2 -

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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