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	2 COWRA 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	$880,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,097,500	Property type	Other	Suburb	Altona
Period-from	01 Aug 2023	to	31 Jul 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
15 HARRINGTON STREET ALTONA VIC 3018	$905,000	19-Jul-24
240 CIVIC PARADE ALTONA VIC 3018	$1,025,000	04-Jul-24
25 KEARNEY AVENUE ALTONA VIC 3018	$920,000	29-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: 06 August 2024

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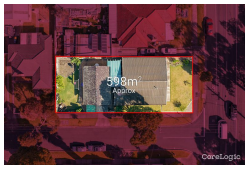


15 HARRINGTON STREET ALTONA VIC 3018

3 1 1

Sold Price RS **$905,000** Sold Date **19-Jul-24**

Distance **0.08km**



240 CIVIC PARADE ALTONA VIC 3018

3 1 2

Sold Price RS **$1,025,000** Sold Date **04-Jul-24**

Distance **0.15km**



25 KEARNEY AVENUE ALTONA VIC 3018

3 1 3

Sold Price RS **$920,000** Sold Date **29-May-24**

Distance **0.74km**

RS = Recent sale **UN** = Undisclosed Sale

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