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	1/28 SEVES 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	$870,000	&	$950,000

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
4/67 ROSE STREET ALTONA VIC 3018	$845,000	05-Oct-23
2/11 RAYNER STREET ALTONA VIC 3018	$930,000	20-Dec-23
32A MILLERS ROAD SEAHOLME VIC 3018	$960,000	08-Dec-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 February 2024

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4/67 ROSE STREET ALTONA VIC 3018

3 2 2

Sold Price **$845,000** Sold Date **05-Oct-23**

Distance **1.66km**



2/11 RAYNER STREET ALTONA VIC 3018

3 2 1

Sold Price **$930,000** Sold Date **20-Dec-23**

Distance **1.58km**



32A MILLERS ROAD SEAHOLME VIC 3018

3 2 2

Sold Price RS **$960,000** Sold Date **08-Dec-23**

Distance **0.17km**

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

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