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	2/21 MOUNT 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	$575,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$682,500	Property type	Unit	Suburb	Altona
Period-from	01 Mar 2024	to	28 Feb 2025	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
2/4 HANCOCK STREET ALTONA VIC 3018	$583,000	12-Oct-24
4 RANKIN STREET ALTONA VIC 3018	$615,000	18-Feb-25
9/126 BLYTH STREET ALTONA VIC 3018	$570,000	08-Oct-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: 03 March 2025