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 (*Delete single price or range as applicable)

~~Single Price~~		or range between	$690,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$698,750	Property type	Unit	Suburb	Altona
Period-from	01 Mar 2023	to	29 Feb 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
3/42 CIVIC PARADE SEAHOLME VIC 3018	$775,000	08-Dec-23
1/28 MOUNT STREET ALTONA VIC 3018	$735,000	25-Oct-23
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: 08 March 2024

David Lawson
P 03 93977579
M 0411 175 575
E david.lawson@hockingstuart.com



3/42 CIVIC PARADE SEAHOLME VIC 3018

3 1 2

Sold Price **$775,000** Sold Date **08-Dec-23**

Distance **0.19km**



1/28 MOUNT STREET ALTONA VIC 3018

2 1 1

Sold Price **$735,000** Sold Date **25-Oct-23**

Distance **0.31km**



4/15 DAVIES STREET ALTONA VIC 3018

2 2 -

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

Distance **0.6km**

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

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