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	24A PURNELL 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	$890,000	&	$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$692,000	Property type	Unit	Suburb	Altona
Period-from	01 Jul 2023	to	30 Jun 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
2/28 EMU AVENUE ALTONA VIC 3018	$960,000	21-Mar-24
153 GRIEVE PARADE ALTONA VIC 3018	$885,000	09-Jul-24
33 DAVID STREET ALTONA VIC 3018	$973,000	11-Jun-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: 23 July 2024

THE AGENCY
William Pendlebury
M 0458 585 585
E williampendlebury@theagency.com.au



2/28 EMU AVENUE ALTONA VIC 3018

3 2 2

Sold Price **$960,000** Sold Date **21-Mar-24**

Distance **0.11km**



153 GRIEVE PARADE ALTONA VIC 3018

3 2 1

Sold Price RS **$885,000** Sold Date **09-Jul-24**

Distance **1.34km**



33 DAVID STREET ALTONA VIC 3018

3 2 2

Sold Price **$973,000** Sold Date **11-Jun-24**

Distance **1.44km**

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

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