

## 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

2/6 MCINTYRE DRIVE ALTONA VIC 3018

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$692,000

Property type

Unit

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

2/3 KOOKABURRA STREET ALTONA VIC 3018	\$702,600	24-Jul-24
2/170 QUEEN STREET ALTONA VIC 3018	\$744,000	11-Jul-24
62A CIVIC PARADE ALTONA VIC 3018	\$700,000	19-Mar-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: 08 August 2024



**2/3 KOOKABURRA STREET  
ALTONA VIC 3018**

Sold Price

<sup>RS</sup>

**\$702,600**

Sold Date

**24-Jul-24**

 2  2  1

Distance

**1.71km**



**2/170 QUEEN STREET ALTONA VIC  
3018**

Sold Price

<sup>RS</sup>

**\$744,000**

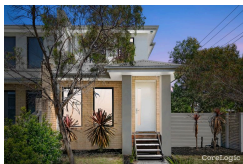
Sold Date

**11-Jul-24**

 2  1  1

Distance

**0.89km**



**62A CIVIC PARADE ALTONA VIC  
3018**

Sold Price

**\$700,000**

Sold Date

**19-Mar-24**

 2  2  1

Distance

**1.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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