

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

1/42 GRIEVE 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

\$760,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

House

Suburb

Altona

Period-from

01 Jan 2024

to

31 Dec 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

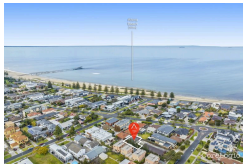
Date of sale

3/2 UPTON STREET ALTONA VIC 3018	\$765,000	10-Sep-24
7A LUGG STREET ALTONA VIC 3018	\$830,000	02-Sep-24
56 DOVE AVENUE ALTONA VIC 3018	\$817,000	25-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: 08 January 2025



3/2 UPTON STREET ALTONA VIC 3018

3 1 1

Sold Price

\$765,000

Sold Date **10-Sep-24**

Distance **0.56km**



7A LUGG STREET ALTONA VIC 3018

3 2 1

Sold Price

\$830,000

Sold Date **02-Sep-24**

Distance **1.39km**



56 DOVE AVENUE ALTONA VIC 3018

3 2 2

Sold Price

\$817,000

Sold Date **25-Oct-24**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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