

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

1/24 DAVIES 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

\$599,999

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Altona

Period-from

01 Jun 2023

to

31 May 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

1/34 GRIEVE PARADE ALTONA VIC 3018	\$615,000	23-May-24
3/34 DAVID STREET ALTONA VIC 3018	\$620,000	21-Apr-24
4/37 WREN STREET ALTONA VIC 3018	\$660,000	25-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: 27 June 2024



1/34 GRIEVE PARADE ALTONA VIC 3018 Sold Price ^{RS} **\$615,000** Sold Date **23-May-24**

2 1 1

Distance **1.34km**



3/34 DAVID STREET ALTONA VIC 3018 Sold Price **\$620,000** Sold Date **21-Apr-24**

2 1 1

Distance **0.58km**



4/37 WREN STREET ALTONA VIC 3018 Sold Price ^{RS} **\$660,000** Sold Date **25-Jun-24**

2 1 1

Distance **1.66km**

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

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