

## 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

3/146 MAIDSTONE STREET 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

\$630,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

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

2/26 BRACKEN GROVE ALTONA VIC 3018	\$660,000	23-Aug-24
66 LINNET STREET ALTONA VIC 3018	\$650,000	09-Aug-24
1/24 DAVIES STREET ALTONA VIC 3018	\$625,000	29-Jul-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 August 2024



**2/26 BRACKEN GROVE ALTONA VIC 3018**

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date **23-Aug-24**

2 1 1

Distance **1.03km**



**66 LINNET STREET ALTONA VIC 3018**

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date **09-Aug-24**

2 2 1

Distance **0.6km**



**1/24 DAVIES STREET ALTONA VIC 3018**

Sold Price

<sup>RS</sup> **\$625,000**

Sold Date **29-Jul-24**

2 1 1

Distance **1.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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