

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

2/22 LARK 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

\$875,000

&

\$910,000

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
1/54 GALVIN STREET ALTONA VIC 3018	\$895,000	13-Apr-24
153 GRIEVE PARADE ALTONA VIC 3018	\$885,000	09-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: 10 July 2024



**2/28 EMU AVENUE ALTONA VIC
3018**

3 2 2

Sold Price

\$960,000

Sold Date

21-Mar-24

Distance

0.51km



**1/54 GALVIN STREET ALTONA VIC
3018**

3 - -

Sold Price

\$895,000

Sold Date

13-Apr-24

Distance

1.12km



**153 GRIEVE PARADE ALTONA VIC
3018**

3 2 1

Sold Price

^{RS}**\$885,000**

Sold Date

09-Jul-24

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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