

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

3/34 RAYNER 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Altona

Period-from

01 Sep 2023

to

31 Aug 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

3/220 BLYTH STREET ALTONA VIC 3018	\$711,000	10-Sep-24
2/26 BRACKEN GROVE ALTONA VIC 3018	\$660,000	23-Aug-24
3/34 MOUNT STREET ALTONA VIC 3018	\$694,000	01-Aug-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: 30 September 2024



3/220 BLYTH STREET ALTONA VIC 3018 Sold Price

^{RS} **\$711,000** Sold Date **10-Sep-24**

2 1 1

Distance **1.25km**



2/26 BRACKEN GROVE ALTONA VIC 3018 Sold Price

^{RS} **\$660,000** Sold Date **23-Aug-24**

2 1 1

Distance **0.8km**



3/34 MOUNT STREET ALTONA VIC 3018 Sold Price

^{RS} **\$694,000** Sold Date **01-Aug-24**

2 1 1

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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