

## 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

54 DOVE AVENUE 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

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$687,500

Property type

Unit

Suburb

Altona

Period-from

01 May 2023

to

30 Apr 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

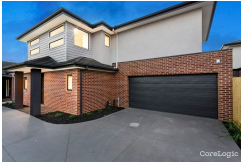
Date of sale

2/165 MAIDSTONE STREET ALTONA VIC 3018	\$810,000	06-Mar-24
5/100 CIVIC PARADE ALTONA VIC 3018	\$875,000	25-Feb-24
2/4 DEAVEY COURT ALTONA VIC 3018	\$710,000	23-Mar-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 May 2024



**2/165 MAIDSTONE STREET  
ALTONA VIC 3018**

3 2 2

Sold Price

<sup>RS</sup> **\$810,000**

Sold Date **06-Mar-24**

Distance **0.78km**



**5/100 CIVIC PARADE ALTONA VIC  
3018**

4 3 2

Sold Price

**\$875,000**

Sold Date **25-Feb-24**

Distance **2.29km**



**2/4 DEAVEY COURT ALTONA VIC  
3018**

3 2 1

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date **23-Mar-24**

Distance **1.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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