

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

3/11 HANCOCK 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

\$760,000

&

\$795,000

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

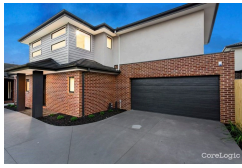
Date of sale

2/165 MAIDSTONE STREET ALTONA VIC 3018	\$810,000	29-Feb-24
54 DOVE AVENUE ALTONA VIC 3018	\$810,000	29-May-24
40A BROOK DRIVE ALTONA VIC 3018	\$810,000	05-Oct-23

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

**2/165 MAIDSTONE STREET
ALTONA VIC 3018**3  2  2 

Sold Price

\$810,000Sold Date **29-Feb-24**Distance **1.06km****54 DOVE AVENUE ALTONA VIC
3018**3  2  1 

Sold Price

Sold Date **29-May-24**Distance **1.35km****40A BROOK DRIVE ALTONA VIC
3018**3  2  1 

Sold Price

Sold Date **05-Oct-23**Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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