

## 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

27 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

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$999,000

Property type

House

Suburb

Altona

Period-from

01 Oct 2020

to

30 Sep 2021

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

7 Maidstone Street Altona VIC 3018	\$1,365,000	30-Sep-21
184 Blyth Street Altona VIC 3018	\$1,305,000	22-Jul-21
27 Stanley Street Altona VIC 3018	\$1,400,000	19-Jul-21

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: 12 October 2021



**7 Maidstone Street Altona VIC 3018** Sold Price <sup>RS</sup> **\$1,365,000** Sold Date **30-Sep-21**  
 🛏️ 2 🚿 1 🚗 3 Distance **0.17km**



**184 Blyth Street Altona VIC 3018** Sold Price <sup>RS</sup> **\$1,305,000** Sold Date **22-Jul-21**  
 🛏️ 2 🚿 1 🚗 2 Distance **0.18km**



**27 Stanley Street Altona VIC 3018** Sold Price **\$1,400,000** Sold Date **19-Jul-21**  
 🛏️ 3 🚿 1 🚗 2 Distance **0.56km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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