

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

2/179 CIVIC PARADE 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Altona

Period-from

01 Jul 2022

to

30 Jun 2023

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

1/179 CIVIC PARADE ALTONA VIC 3018	\$635,000	20-Mar-23
4/91 QUEEN STREET ALTONA VIC 3018	\$690,000	18-May-23
4/37 DAVIES STREET ALTONA VIC 3018	\$640,000	02-May-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: 11 July 2023



1/179 CIVIC PARADE ALTONA VIC 3018

Sold Price

\$635,000

Sold Date

20-Mar-23

 2  1  1

Distance

0.02km



4/91 QUEEN STREET ALTONA VIC 3018

Sold Price

^{RS}

\$690,000

Sold Date

18-May-23

 2  1  1

Distance

1.15km



4/37 DAVIES STREET ALTONA VIC 3018

Sold Price

\$640,000

Sold Date

02-May-23

 2  1  1

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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