

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

4/61 Rose 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

\$660,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,750

Property type

Unit

Suburb

Altona

Period-from

01 Jul 2019

to

30 Jun 2020

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

1/181 Queen Street Altona VIC 3018	\$655,000	21-Jan-20
3/27 Myrtle Grove Altona VIC 3018	\$650,000	27-Mar-20
3/5 Central Avenue Seaholme VIC 3018	\$660,000	01-Mar-19

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: 08 July 2020



1/181 Queen Street Altona VIC 3018 Sold Price **\$655,000** Sold Date **21-Jan-20**

 2  1  1

Distance **0.73km**



3/27 Myrtle Grove Altona VIC 3018 Sold Price **\$650,000** Sold Date **27-Mar-20**

 2  1  1

Distance **0.94km**



3/5 Central Avenue Seaholme VIC 3018 Sold Price **\$660,000** Sold Date **01-Mar-19**

 2  1  1

Distance **2.03km**

RS = Recent sale

UN = Undisclosed Sale

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