

## 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

5/100 CIVIC PARADE 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

\$850,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Altona

Period-from

01 Feb 2023

to

31 Jan 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

1/47 RAYNER STREET ALTONA VIC 3018	\$880,000	17-Oct-23
21 MCALPINE COURT ALTONA VIC 3018	\$888,000	17-Oct-23
1/6 GALVIN STREET ALTONA VIC 3018	\$960,000	11-Jan-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: 15 February 2024



**1/47 RAYNER STREET ALTONA VIC 3018** Sold Price **\$880,000** Sold Date **17-Oct-23**

3 2 2

Distance **1.05km**



**21 MCALPINE COURT ALTONA VIC 3018** Sold Price **\$888,000** Sold Date **17-Oct-23**

3 2 1

Distance **1.16km**



**1/6 GALVIN STREET ALTONA VIC 3018** Sold Price <sup>RS</sup> **\$960,000** Sold Date **11-Jan-24**

4 3 1

Distance **1.99km**

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

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