

## 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

1/23 STANLEY 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

\$870,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Altona

Period-from

01 May 2021

to

30 Apr 2022

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

1/55 RAYNER STREET ALTONA VIC 3018	\$865,000	02-Feb-22
1/125 BLYTH STREET ALTONA VIC 3018	\$880,000	15-Feb-22
1/19 MULGA STREET ALTONA VIC 3018	\$935,000	22-Feb-22

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: 17 May 2022



1/55 RAYNER STREET ALTONA VIC Sold Price **\$865,000** Sold Date **02-Feb-22**

3 2 2

Distance -



1/125 BLYTH STREET ALTONA VIC Sold Price **\$880,000** Sold Date **15-Feb-22**

3 2 2

Distance -



1/19 MULGA STREET ALTONA VIC Sold Price **\$935,000** Sold Date **22-Feb-22**

3 2 2

Distance -

RS = Recent sale UN = Undisclosed Sale

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