

## 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

11/70 Queen 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

\$470,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$927,500

Property type

House

Suburb

Altona

Period-from

01 May 2020

to

30 Apr 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

5/70 Queen Street Altona VIC 3018	\$438,000	19-Mar-21
3/72 Civic Parade Altona VIC 3018	\$642,500	13-Apr-21
3/61 McBain Street Altona VIC 3018	\$619,999	15-Dec-20

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: 31 May 2021



**5/70 Queen Street Altona VIC 3018** Sold Price **\$438,000** Sold Date **19-Mar-21**

 2  1  1

Distance -



**3/72 Civic Parade Altona VIC 3018** Sold Price <sup>RS</sup> **\$642,500** Sold Date **13-Apr-21**

 2  1  1

Distance **0.58km**



**3/61 McBain Street Altona VIC 3018** Sold Price **\$619,999** Sold Date **15-Dec-20**

 3  1  1

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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