

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

314/105 Pier 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

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Altona

Period-from

01 Mar 2020

to

28 Feb 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

| | | |
|--------------------------------------|-----------|-----------|
| 101/113 Pier Street Altona VIC 3018 | \$470,000 | 04-Nov-20 |
| 301/113 Pier Street Altona VIC 3018 | \$460,000 | 21-Dec-20 |
| 212B/113 Pier Street Altona VIC 3018 | \$507,500 | 22-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: 13 March 2021

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101/113 Pier Street Altona VIC 3018 Sold Price **\$470,000** Sold Date **04-Nov-20**

 2  1  1

Distance -



301/113 Pier Street Altona VIC 3018 Sold Price **\$460,000** Sold Date **21-Dec-20**

 2  1  1

Distance -



212B/113 Pier Street Altona VIC 3018 Sold Price ^{RS} **\$507,500** Sold Date **22-Dec-20**

 2  1  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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