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		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$655,000	Prop	erty type Unit		Unit	Suburb	Altona
Period-from	01 Mar 2020	to	28 Feb 2	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

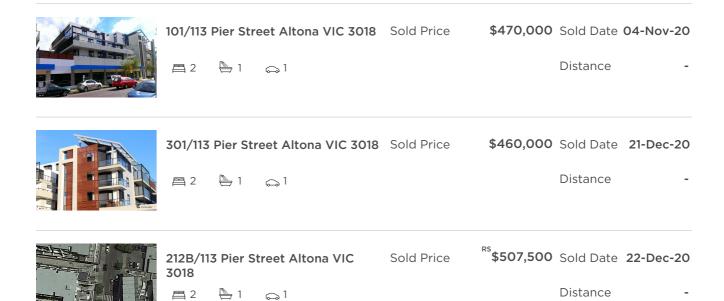


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RS = Recent sale **UN** = Undisclosed Sale

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