

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

3/55 Rayner 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

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Altona

Period-from

01 Nov 2020

to

31 Oct 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

1/198 Civic Parade Altona VIC 3018	\$851,000	21-Oct-21
3/67 Rose Street Altona VIC 3018	\$840,000	04-Oct-21
1/9 Rose Street Altona VIC 3018	\$910,000	08-Nov-21

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: 29 November 2021

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1/198 Civic Parade Altona VIC 3018

Sold Price

^{RS} **\$851,000**

Sold Date

21-Oct-21



3



1



1

Distance

0.13km



3/67 Rose Street Altona VIC 3018

Sold Price

\$840,000

Sold Date

04-Oct-21



3



2



2

Distance

0.13km



1/9 Rose Street Altona VIC 3018

Sold Price

^{RS} **\$910,000**

Sold Date

08-Nov-21



3



2



2

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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