

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

5/36 SARGOOD 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,185,000

Property type

Commercial

Suburb

Altona

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

2/9 ROSE STREET ALTONA VIC 3018

\$752,250

30-May-25

4/12 HANCOCK STREET ALTONA VIC 3018

\$779,000

26-Feb-25

1B BOYD STREET ALTONA VIC 3018

\$785,000

08-Apr-25

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.

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2/9 ROSE STREET ALTONA VIC 3018

Sold Price **\$752,250** Sold Date **30-May-25**

 2  2  1

Distance **1.11km**



4/12 HANCOCK STREET ALTONA VIC 3018

Sold Price **\$779,000** Sold Date **26-Feb-25**

 2  2  1

Distance **0.61km**



1B BOYD STREET ALTONA VIC 3018

Sold Price **\$785,000** Sold Date **08-Apr-25**

 2  1  2

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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