

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

2/31 COOPER AVENUE ALTONA NORTH VIC 3025

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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Unit

Suburb

Altona North

Period-from

01 Sep 2023

to

31 Aug 2024

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

2/4 CHERRY AVENUE ALTONA NORTH VIC 3025	\$712,500	24-Feb-24
3/326 BLACKSHAW'S ROAD ALTONA NORTH VIC 3025	\$795,000	03-Feb-24
3/139 CHAMBERS ROAD ALTONA NORTH VIC 3025	\$687,500	31-Jul-24

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: 10 September 2024



2/4 CHERRY AVENUE ALTONA NORTH VIC 3025

 2  2  1

Sold Price

\$712,500

Sold Date **24-Feb-24**

Distance

0.6km



3/326 BLACKSHAWS ROAD ALTONA NORTH VIC 3025

 2  1  1

Sold Price

\$795,000

Sold Date **03-Feb-24**

Distance

1.2km



3/139 CHAMBERS ROAD ALTONA NORTH VIC 3025

 2  2  1

Sold Price

^{RS}
\$687,500

Sold Date **31-Jul-24**

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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