

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

2/48 Freemans Road 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Altona North

Period-from

01 Aug 2020

to

31 Jul 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

3/148 Chambers Road Altona North VIC 3025	\$725,000	27-Mar-21
2/23 Edward Avenue Altona North VIC 3025	\$750,000	25-Jun-21
4/76-78 Clematis Avenue Altona North VIC 3025	\$743,000	06-Mar-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: 04 August 2021



3/148 Chambers Road Altona North VIC 3025 Sold Price **\$725,000** Sold Date **27-Mar-21**

3 2 1

Distance **0.43km**



2/23 Edward Avenue Altona North VIC 3025 Sold Price ^{RS} **\$750,000** Sold Date **25-Jun-21**

3 2 2

Distance **0.69km**



4/76-78 Clematis Avenue Altona North VIC 3025 Sold Price **\$743,000** Sold Date **06-Mar-21**

3 2 1

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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