

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

2/58 Misten 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$614,000

Property type

Unit

Suburb

Altona North

Period-from

01 Sep 2018

to

31 Aug 2019

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

2/39 Misten Avenue Altona North VIC 3025	\$680,000	08-Jul-19
23A Amaranth Avenue Altona North VIC 3025	\$675,000	26-Aug-19
3/10 Murphy Street Altona North VIC 3025	\$610,000	19-Jun-19

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: 18 September 2019



2/39 Misten Avenue Altona North VIC 3025

3 2 1

Sold Price

\$680,000

Sold Date

08-Jul-19

Distance

0.18km



23A Amaranth Avenue Altona North VIC 3025

3 2 2

Sold Price

^{RS} **\$675,000**

Sold Date

26-Aug-19

Distance

1.2km



3/10 Murphy Street Altona North VIC 3025

3 2 2

Sold Price

\$610,000

Sold Date

19-Jun-19

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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