

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

6 BRYAN 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

\$880,000

&

\$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Altona North

Period-from

01 Mar 2024

to

28 Feb 2025

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

27 MAXWELL AVENUE ALTONA NORTH VIC 3025	\$950,000	-
73 SIXTH AVENUE ALTONA NORTH VIC 3025	\$905,000	21-Feb-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.

This Statement of Information was prepared on: 03 March 2025



**27 MAXWELL AVENUE ALTONA
NORTH VIC 3025**

Sold Price **\$950,000** Sold Date -

- - -

Distance **1.35km**



**73 SIXTH AVENUE ALTONA NORTH
VIC 3025**

Sold Price ^{RS} **\$905,000** Sold Date **21-Feb-25**

3 1 2

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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