Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 93 Fifth Avenue, Altona North Vic 3025

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$990,000		&		\$1,089,000			
Median sale p	rice							
Median price	\$883,000	Pro	operty Type	Hou	se		Suburb	Altona North
Period - From	01/01/2023	to	31/12/2023		So	ource	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	40 Mcintosh Rd ALTONA NORTH 3025	\$1,140,000	16/03/2024
2	119 Fifth Av ALTONA NORTH 3025	\$907,000	19/10/2023
3	45 Ginifer Av ALTONA NORTH 3025	\$900,000	15/12/2023

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 six months.

This Statement of Information was prepared on:

02/04/2024 21:41



93 Fifth Avenue, Altona North Vic 3025



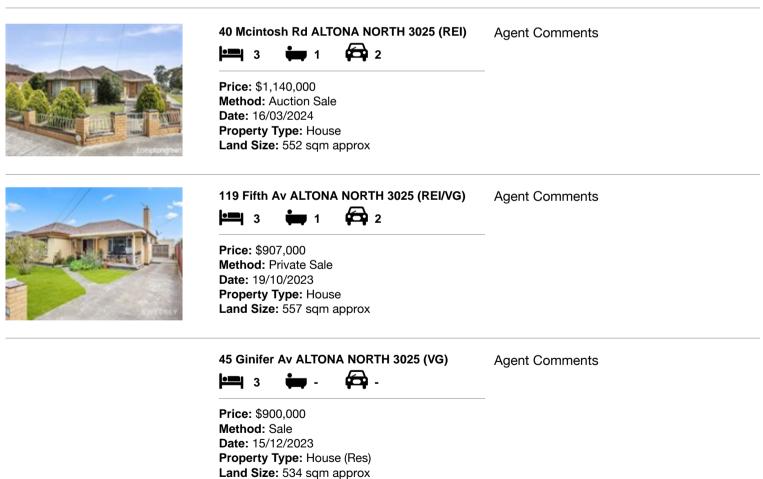
Edward Carlile 0438 800 606 ecarlile@woodards.com.au





Property Type: House **Land Size:** 557 sqm approx Agent Comments Indicative Selling Price \$990,000 - \$1,089,000 Median House Price Year ending December 2023: \$883,000

Comparable Properties



Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



propertydata

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