



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 2A NETTA STREET, ALTONA NORTH, VIC 🕮 3 🕒 1 😂 5

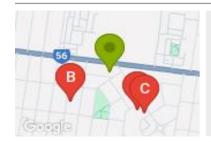
**Indicative Selling Price** 

For the meaning of this price see consumer.vic.au/underquoting

\$950,000 to \$1,040,000 Price Range:

Provided by: Shane Ah-Kan, Sweeney Altona, Altona Meadows & Altona North

### **MEDIAN SALE PRICE**



## **ALTONA NORTH, VIC, 3025**

**Suburb Median Sale Price (House)** 

\$930,000

01 October 2023 to 30 September 2024

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



34 MITCHELL AVE, ALTONA NORTH, VIC 3025 🚐 3







Sale Price

\*\$960,000

Sale Date: 09/11/2024

Distance from Property: 319m





34 ANGUS AVE, ALTONA NORTH, VIC 3025







**Sale Price** 

\*\$1,000,000

Sale Date: 10/08/2024

Distance from Property: 332m





3 THE BDWY, ALTONA NORTH, VIC 3025









Sale Price

\*\$1.000.000

Sale Date: 29/06/2024

Distance from Property: 367m



This report has been compiled on 27/11/2024 by Sweeney Altona, Altona Meadows & Altona North. Property Data Solutions Pty Ltd 2024 -

WHY Brice of Victoria will constitute a breach of the Copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode

2A NETTA STREET, ALTONA NORTH, VIC 3025

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underguoting

Price Range: \$950,000 to \$1,040,000

### Median sale price

Median price	\$930,000	Property type	House	Suburb	ALTONA NORTH
Period	01 October 2023 to 30 September 2024		Source	pricefinder	

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
34 MITCHELL AVE, ALTONA NORTH, VIC 3025	*\$960,000	09/11/2024
34 ANGUS AVE, ALTONA NORTH, VIC 3025	*\$1,000,000	10/08/2024
3 THE BDWY, ALTONA NORTH, VIC 3025	*\$1,000,000	29/06/2024

This Statement of Information was prepared on:

27/11/2024

