

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

1/39 HEARN STREET 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,000

Property type

Unit

Suburb

Altona North

Period-from

01 Jan 2024

to

31 Dec 2024

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

4/81 KERNOT STREET SOUTH KINGSVILLE VIC 3015	\$535,000	11-Sep-24
5/63 ELIZABETH STREET NEWPORT VIC 3015	\$550,000	04-Nov-24
3/66 MARION STREET ALTONA NORTH VIC 3025	\$530,000	29-Jul-24

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: 20 January 2025



**4/81 KERNOT STREET SOUTH
KINGSVILLE VIC 3015**

2 1 1

Sold Price **\$535,000** Sold Date **11-Sep-24**

Distance **1.45km**



**5/63 ELIZABETH STREET
NEWPORT VIC 3015**

2 1 1

Sold Price ^{RS} **\$550,000** Sold Date **04-Nov-24**

Distance **1.72km**



**3/66 MARION STREET ALTONA
NORTH VIC 3025**

2 1 -

Sold Price **\$530,000** Sold Date **29-Jul-24**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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