

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

3/68 THIRD 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

\$660,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Altona North

Period-from

01 Sep 2021

to

31 Aug 2022

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

1/118 SECOND AVENUE ALTONA NORTH VIC 3025	\$690,000	09-Jul-22
2/60 CYCLAMEN AVENUE ALTONA NORTH VIC 3025	\$690,000	24-Jun-22
3/46 BLENHEIM ROAD NEWPORT VIC 3015	\$680,000	20-Jul-22

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: 26 September 2022


**1/118 SECOND AVENUE ALTONA
NORTH VIC 3025**

 2
  1
  1

Sold Price

\$690,000

Sold Date

09-Jul-22

Distance

0.39km

**2/60 CYCLAMEN AVENUE
ALTONA NORTH VIC 3025**

 2
  1
  1

Sold Price

Sold Date

24-Jun-22

Distance

0.97km

**3/46 BLENHEIM ROAD NEWPORT
VIC 3015**

 2
  1
  2

Sold Price

\$680,000

Sold Date

20-Jul-22

Distance

1.27km
RS = Recent sale

UN = Undisclosed Sale

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