

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

96 FOURTH 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,500

Property type

Unit

Suburb

Altona North

Period-from

01 Jan 2023

to

31 Dec 2023

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

85B FIRST AVENUE ALTONA NORTH VIC 3025	\$820,000	05-Aug-23
2/83 KERNOT STREET SOUTH KINGSVILLE VIC 3015	\$818,500	22-Nov-23

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.

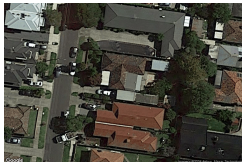
This Statement of Information was prepared on: 23 January 2024

**85B FIRST AVENUE ALTONA
NORTH VIC 3025** 3  2  2

Sold Price

\$820,000Sold Date **05-Aug-23**

Distance

0.22km**2/83 KERNOT STREET SOUTH
KINGSVILLE VIC 3015** 3  2  2

Sold Price

\$818,500Sold Date **22-Nov-23**

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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