

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

2/25 Sutton 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Altona North

Period-from

01 Jul 2020

to

30 Jun 2021

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

3/79 Hansen Street Altona North VIC 3025	\$687,000	14-Nov-20
3/35 Kyle Road Altona North VIC 3025	\$645,000	16-Mar-21
3/60 Cyclamen Avenue Altona North VIC 3025	\$663,000	27-Apr-21

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: 07 July 2021



3/79 Hansen Street Altona North VIC 3025

 2  1  1

Sold Price

\$687,000

Sold Date **14-Nov-20**

Distance **0.55km**



3/35 Kyle Road Altona North VIC 3025

 2  1  1

Sold Price

\$645,000

Sold Date **16-Mar-21**

Distance **0.68km**



3/60 Cyclamen Avenue Altona North VIC 3025

 2  1  2

Sold Price

\$663,000

Sold Date **27-Apr-21**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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