

# 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

3/2 Valerian Avenue, Altona North Vic 3025

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$650,000

### Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Altona North

Period - From

01/01/2020

to

31/03/2020

Source

REIV

### 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 six 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		
2		
3		

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 six months.~~

This Statement of Information was prepared on:

16/07/2020 10:01

3/2 Valerian Avenue, Altona North Vic 3025



Nicholas Skapoulas

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**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

March quarter 2020: \$680,000



2 1 1

**Rooms:** 3

**Property Type:** townhouse

**Agent Comments**

Brand New Unit within a short stroll to Altona Gate Shopping centre, parks and transport. Its Beautiful, bright and quiet.

Brand New Villa Unit with AAA fittings and fixtures. This bright rear unit is private and perfectly located in this great Altona North location within walkind distance to Alktona Gate Shopping centre, parks, schools and transport. Inspection will absolutely delight.

## Comparable Properties

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 six months.

**Account** - Nicholas Scott (Vic) Pty Ltd | P: 03 9314 4200 | F: 03 9314 9897



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.