

## 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

7 BEURON ROAD 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) (\*Delete single price or range as applicable)

Single Price

\$940,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

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

19 LAWRENCE COURT ALTONA NORTH VIC 3025	\$940,000	09-Apr-22
31 HUXTABLE AVENUE ALTONA NORTH VIC 3025	\$952,000	30-Aug-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: 29 September 2022



**19 LAWRENCE COURT ALTONA  
NORTH VIC 3025**

 3  1  1

Sold Price **\$940,000** Sold Date **09-Apr-22**

Distance **0.38km**



**31 HUXTABLE AVENUE ALTONA  
NORTH VIC 3025**

 3  1  4

Sold Price <sup>RS</sup> **\$952,000** <sup>UN</sup> Sold Date **30-Aug-22**

Distance **0.39km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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