

## 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

89 Sixth 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$801,000

Property type

House

Suburb

Altona North

Period-from

01 Jul 2019

to

30 Jun 2020

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 62 Cherry Avenue Altona North VIC 3025    | \$740,000 | 29-Feb-20 |
| 1/11 Delphin Avenue Altona North VIC 3025 | \$730,000 | 03-Jan-20 |
| 2/42 Freemans Road Altona North VIC 3025  | \$707,000 | 24-Jan-20 |

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: 15 July 2020



**62 Cherry Avenue Altona North VIC 3025** Sold Price **\$740,000** Sold Date **29-Feb-20**

3 2 2

Distance **0.54km**



**1/11 Delphin Avenue Altona North VIC 3025** Sold Price **\$730,000** Sold Date **03-Jan-20**

3 2 1

Distance **0.73km**



**2/42 Freemans Road Altona North VIC 3025** Sold Price **\$707,000** Sold Date **24-Jan-20**

3 2 2

Distance **1.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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