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

40B MACDONALD 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 rang betwee		\$1,195,000	&	\$1,250,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$910,000	Prop	erty type	House		Suburb	Altona North		
Period-from	01 Dec 2023	to	30 Nov 2	024	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
5 CRESSER STREET ALTONA NORTH VIC 3025	\$1,035,000	06-Nov-24
40 MACDONALD AVENUE ALTONA NORTH VIC 3025	\$1,220,000	18-Oct-24
88 MARION STREET ALTONA NORTH VIC 3025	\$1,315,000	27-Aug-24

OR

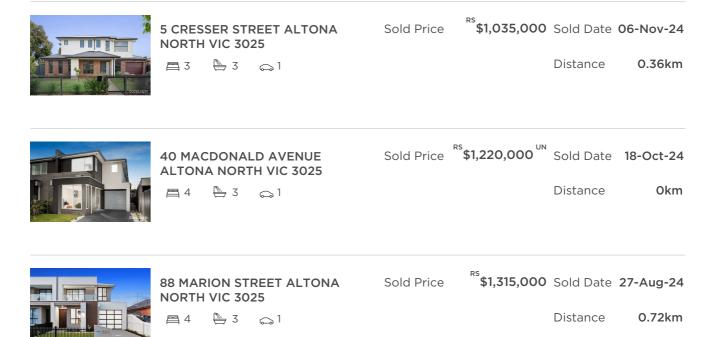
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 16 December 2024



consumer.vic.gov.au





RS = Recent sale UN = Undisclosed Sale

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