

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

2/17 Marigold 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Altona North

Period-from

01 Dec 2020

to

30 Nov 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

2/33 Marigold Avenue Altona North VIC 3025	\$730,000	22-Sep-21
1A Clematis Avenue Altona North VIC 3025	\$770,000	27-Sep-21
1A Marigold Avenue Altona North VIC 3025	\$800,000	06-Nov-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: 14 December 2021



2/33 Marigold Avenue Altona North VIC 3025 Sold Price **\$730,000** Sold Date **22-Sep-21**

2 2 1

Distance **0.12km**



YOU MUST REGISTER YOUR DETAILS TO INSPECT THIS PROPERTY

With the ending of lockdown restrictions from 11:00pm on Thursday 17 September, please use on-site inspection and data provided solely for your reference.

- Please confirm the site agent to register for a public inspection.
- If you are a member, you will be notified to register the property.
- A maximum of 2 people per site from the same household at any one time will be permitted to inspect.
- You are required to wear the full PPE of the property before you enter.
- You are required to wear a mask when you attend the public inspection.
- Please do not touch or handle the property.

1A Clematis Avenue Altona North VIC 3025 Sold Price **\$770,000** Sold Date **27-Sep-21**

3 2 1

Distance **0.19km**



1A Marigold Avenue Altona North VIC 3025 Sold Price **\$800,000** Sold Date **06-Nov-21**

3 2 1

Distance **0.15km**

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

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