

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1A CLEMATIS AVENUE, ALTONA NORTH,**  3  2  2

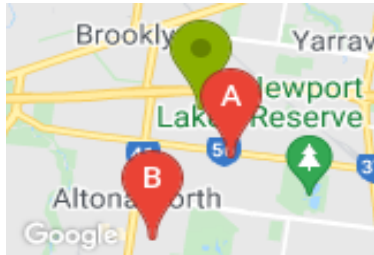
### Indicative Selling Price

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

**Price Range: \$730,000 to \$770,000**

Provided by: William Pendlebury, Sweeney Altona, Altona Meadows & Altona North

## MEDIAN SALE PRICE



**ALTONA NORTH, VIC, 3025**

Suburb Median Sale Price (Unit)

**\$860,000**

01 May 2021 to 31 July 2021

Provided by: 

## 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.



**41 THE BDWY, ALTONA NORTH, VIC 3025**

 3  1  1

Sale Price

**\*\$750,000**

Sale Date: 14/08/2021

Distance from Property: 777m



**23 PAPROTH GR, ALTONA NORTH, VIC 3025**

 3  2  1

Sale Price

**\$764,000**

Sale Date: 26/06/2021

Distance from Property: 2km



This report has been compiled on 11/09/2021 by Sweeney Altona, Altona Meadows & Altona North. Property Data Solutions Pty Ltd 2021 -

[www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

1A CLEMATIS AVENUE, ALTONA NORTH, VIC 3025

### Indicative selling price

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

Price Range:

\$730,000 to \$770,000

### Median sale price

Median price

\$860,000

Property type

Unit

Suburb

ALTONA NORTH

Period

01 May 2021 to 31 July 2021

Source



### Comparable property sales

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.

#### Address of comparable property

#### Price

#### Date of sale

41 THE BDWY, ALTONA NORTH, VIC 3025	*\$750,000	14/08/2021
23 PAPROTH GR, ALTONA NORTH, VIC 3025	\$764,000	26/06/2021

This Statement of Information was prepared on:

11/09/2021