

## 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

2b Edward 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)

Range between

\$550,000

&

\$600,000

#### Median sale price

Median price

\$720,000

House

Unit

X

Suburb

Altona North

Period - From

01/04/2017

to

31/03/2018

Source

REIV

#### 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 six 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 |
|---|-----------------------------------|-----------|--------------|
| 1 | 2/25 Sutton Av ALTONA NORTH 3025  | \$635,000 | 09/12/2017   |
| 2 | 3/28 Windsor Cr ALTONA NORTH 3025 | \$601,000 | 09/12/2017   |
| 3 | 1a Irwin Av ALTONA NORTH 3025     | \$581,000 | 25/11/2017   |

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 six months.

2b Edward Avenue, Altona North Vic 3025



2   -  

**Rooms:**

**Property Type:** Strata Unit/Flat

**Land Size:** 204 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

Year ending March 2018: \$720,000

## Comparable Properties

2/25 Sutton Av ALTONA NORTH 3025 (VG)

**Agent Comments**

2   -   -

**Price:** \$635,000

**Method:** Sale

**Date:** 09/12/2017

**Rooms:** -

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Dwelling



3/28 Windsor Cr ALTONA NORTH 3025  
(REI/VG)

**Agent Comments**

2   1   2

**Price:** \$601,000

**Method:** Auction Sale

**Date:** 09/12/2017

**Rooms:** -

**Property Type:** Unit

1a Irwin Av ALTONA NORTH 3025 (REI/VG)

**Agent Comments**

2   2   1

**Price:** \$581,000

**Method:** Auction Sale

**Date:** 25/11/2017

**Rooms:** -

**Property Type:** Unit

**Land Size:** 243 sqm approx