

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

4/76-78 Clematis 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Altona North

Period-from

01 Feb 2020

to

31 Jan 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

1/11 Delphin Avenue Altona North VIC 3025	\$730,000	03-Jan-20
1/35 Kyle Road Altona North VIC 3025	\$772,500	19-Jul-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: 10 February 2021



1/11 Delphin Avenue Altona North VIC 3025

Sold Price

\$730,000

Sold Date

03-Jan-20



3



2



1

Distance

0.56km



1/35 Kyle Road Altona North VIC 3025

Sold Price

\$772,500

Sold Date

19-Jul-20



3



2



1

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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