

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

106 Sixth Avenue, Altona North Vic 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,290,000

Median sale price

Median price

\$960,000

Property Type

House

Suburb

Altona North

Period - From

01/04/2022

to

30/06/2022

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	69a Charlotte St NEWPORT 3015	\$1,280,000	23/04/2022
2	98a Sixth Av ALTONA NORTH 3025	\$1,235,000	19/02/2022
3			

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.

This Statement of Information was prepared on:

18/07/2022 10:06



4 2 2

Property Type: Townhouse

Land Size: 286 sqm approx

Agent Comments

Comparable Properties



69a Charlotte St NEWPORT 3015 (REI/VG)

Agent Comments

4 3 2

Price: \$1,280,000

Method: Auction Sale

Date: 23/04/2022

Property Type: House (Res)

Land Size: 277 sqm approx

98a Sixth Av ALTONA NORTH 3025 (VG)

Agent Comments

3 - -

Price: \$1,235,000

Method: Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 280 sqm approx

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.