

## 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

10B MITCHELL 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Commercial

Suburb

Altona North

Period-from

01 May 2023

to

30 Apr 2024

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

2/23 JEFFREY AVENUE ALTONA NORTH VIC 3025	\$737,000	18-Nov-23
6 HARRIS STREET ALTONA NORTH VIC 3025	\$750,000	24-Aug-19
2/241 BLACKSHAW ROAD ALTONA NORTH VIC 3025	\$727,000	23-Feb-24

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: 06 May 2024

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**2/23 JEFFREY AVENUE ALTONA NORTH VIC 3025**

 2  2  1

Sold Price

**\$737,000**

Sold Date

**18-Nov-23**

Distance

**0.35km**



**6 HARRIS STREET ALTONA NORTH VIC 3025**

 2  2  1

Sold Price

**\$750,000**

Sold Date

**24-Aug-19**

Distance

**2.35km**



**2/241 BLACKSHAWS ROAD ALTONA NORTH VIC 3025**

 2  2  -

Sold Price

<sup>RS</sup> **\$727,000**

Sold Date

**23-Feb-24**

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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