

## 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

46 FIRST 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$902,500

Property type

House

Suburb

Altona North

Period-from

01 Nov 2023

to

31 Oct 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

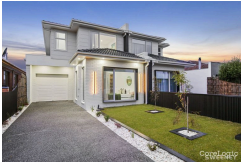
Date of sale

87 FOURTH AVENUE ALTONA NORTH VIC 3025	\$1,300,000	05-Sep-24
88 MARION STREET ALTONA NORTH VIC 3025	\$1,315,000	27-Aug-24
65 MACDONALD AVENUE ALTONA NORTH VIC 3025	\$1,318,000	14-Apr-22

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: 29 November 2024



**87 FOURTH AVENUE ALTONA  
 NORTH VIC 3025**

4 3 1

Sold Price <sup>RS</sup> **\$1,300,000** Sold Date **05-Sep-24**

Distance **0.68km**



**88 MARION STREET ALTONA  
 NORTH VIC 3025**

4 3 1

Sold Price <sup>RS</sup> **\$1,315,000** Sold Date **27-Aug-24**

Distance **0.54km**



**65 MACDONALD AVENUE ALTONA  
 NORTH VIC 3025**

4 3 1

Sold Price **\$1,318,000** Sold Date **14-Apr-22**

Distance **0.67km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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