

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

32 Fifth 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

\$770,000.00

&

\$810,000.00

Median sale price

Median price

\$625,000.00

Property type

Units

Suburb

Altona North

Period - From

1/11/2019

to

30/11/2020

Source

Realestate.com

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

8/B Cooper Avenue, Altona North, VIC 3025	\$810,000	06/02/2020
2/56 Second Avenue, Altona North, VIC 3025	\$812,000	29/10/2019
1/23 Jeffrey Avenue, Altona North, Vic 3025	\$820,000	20/11/2020

This Statement of Information was prepared on: 16/12/2020