

# 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

3/28 Windsor Crescent, 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)

Range between \$590,000

&

\$640,000

### Median sale price

Median price \$832,500

Property Type Unit

Suburb Altona North

Period - From 01/07/2021

to 30/09/2021

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	2/34 Chambers Rd ALTONA NORTH 3025	\$652,500	12/07/2021
2	3/306 Blackshaws Rd ALTONA NORTH 3025	\$645,000	17/09/2021
3	4/54a Mills St ALTONA NORTH 3025	\$640,000	04/08/2021

**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:

08/11/2021 11:53



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**Property Type:** Unit

**Land Size:** 275 sqm approx

**Agent Comments**

## Comparable Properties



**2/34 Chambers Rd ALTONA NORTH 3025 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$652,500

**Method:** Private Sale

**Date:** 12/07/2021

**Property Type:** Unit



**3/306 Blackshaws Rd ALTONA NORTH 3025 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$645,000

**Method:** Private Sale

**Date:** 17/09/2021

**Property Type:** Unit



**4/54a Mills St ALTONA NORTH 3025 (VG)**

**Agent Comments**

2 - -

**Price:** \$640,000

**Method:** Sale

**Date:** 04/08/2021

**Property Type:** Flat/Unit/Apartment (Res)