

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

3/36 Valerian 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Altona North

Period-from

01 Feb 2020

to

31 Jan 2021

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

3/58 Marigold Avenue Altona North VIC 3025	\$640,000	12-Dec-20
2/101 Millers Road Altona North VIC 3025	\$640,000	28-Jul-20
2/6 Huxtable Avenue Altona North VIC 3025	\$660,000	10-Jun-20

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: 02 February 2021



3/58 Marigold Avenue Altona North VIC 3025 Sold Price **\$640,000** Sold Date **12-Dec-20**

2 1 1

Distance **0.19km**



2/101 Millers Road Altona North VIC 3025 Sold Price Sold Date **28-Jul-20**

4 2 2

Distance **0.21km**



2/6 Huxtable Avenue Altona North VIC 3025 Sold Price **\$660,000** Sold Date **10-Jun-20**

4 1 1

Distance **0.31km**

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

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