

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

4A MONTGOMERY CRESCENT SPOTSWOOD VIC 3015

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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,120,000

Property type

Commercial

Suburb

Spotswood

Period-from

01 Oct 2023

to

30 Sep 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

38 MACDONALD AVENUE ALTONA NORTH VIC 3025

\$1,030,000

18-Jul-24

6A THE CIRCLE ALTONA NORTH VIC 3025

\$990,000

13-Apr-24

87 SECOND AVENUE ALTONA NORTH VIC 3025

\$1,040,000

26-Sep-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: 02 October 2024



38 MACDONALD AVENUE ALTONA NORTH VIC 3025

Sold Price

^{RS}

\$1,030,000

Sold Date

18-Jul-24

3

2

1

Distance

1.67km



6A THE CIRCLE ALTONA NORTH VIC 3025

Sold Price

\$990,000

Sold Date

13-Apr-24

3

2

1

Distance

1.16km



87 SECOND AVENUE ALTONA NORTH VIC 3025

Sold Price

^{RS}

\$1,040,000

Sold Date

26-Sep-24

3

2

1

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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