

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

26 Clematis Avenue, Altona North Vic 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$930,000

Median sale price

Median price \$830,000 Property Type Townhouse Suburb Altona North

Period - From 16/08/2021 to 15/08/2022 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	25 Cooper Av ALTONA NORTH 3025	\$935,000	08/05/2022
2	32a Fifth Av ALTONA NORTH 3025	\$932,000	27/04/2022
3	35a Angus Av ALTONA NORTH 3025	\$905,000	31/03/2022

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:

16/08/2022 15:06



3 2 2

Rooms: 5

Property Type: Unit

Land Size: 321 sqm approx

Agent Comments

Comparable Properties

25 Cooper Av ALTONA NORTH 3025 (VG)

Agent Comments

3 - -

Price: \$935,000

Method: Sale

Date: 08/05/2022

Property Type: House (Res)

32a Fifth Av ALTONA NORTH 3025 (VG)

Agent Comments

3 - -

Price: \$932,000

Method: Sale

Date: 27/04/2022

Property Type: House (Res)



35a Angus Av ALTONA NORTH 3025 (REI/VG)

Agent Comments

3 2 2

Price: \$905,000

Method: Sold Before Auction

Date: 31/03/2022

Property Type: House (Res)

Land Size: 327 sqm approx