

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

279 Blackshaws Road 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

*House

*Unit

X

Suburb

Altona North

Period-from

01 Jul 2018

to

30 Jun 2019

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

79B Fourth Avenue Altona North VIC 3025	\$660,000	23-Feb-19
107 Third Avenue Altona North VIC 3025	\$670,000	13-Mar-19
46A Cresser Street Altona North VIC 3025	\$682,000	29-Apr-19

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.~~

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**79B Fourth Avenue Altona North
VIC 3025**

3 2 1

Sold Price

\$660,000

Sold Date

23-Feb-19

Distance

0.59km



**107 Third Avenue Altona North VIC
3025**

3 1 1

Sold Price

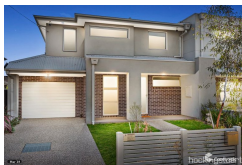
\$670,000

Sold Date

13-Mar-19

Distance

0.49km



**46A Cresser Street Altona North
VIC 3025**

3 2 2

Sold Price

\$682,000

Sold Date

29-Apr-19

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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