

## 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

22 DELPHIN AVENUE 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) (\*Delete single price or range as applicable)

Single Price

\$1,250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$951,000

Property type

House

Suburb

Altona North

Period-from

01 Mar 2021

to

28 Feb 2022

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

93 MILLS STREET ALTONA NORTH VIC 3025	\$1,150,000	19-Mar-22
90 THIRD AVENUE ALTONA NORTH VIC 3025	\$1,250,000	17-Mar-22
96 MARION STREET ALTONA NORTH VIC 3025	\$1,185,000	08-Mar-22

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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**93 MILLS STREET ALTONA NORTH  
VIC 3025**

Sold Price

<sup>RS</sup> **\$1,150,000**

Sold Date

**19-Mar-22**

4 2 2

Distance

**0.95km**



**90 THIRD AVENUE ALTONA  
NORTH VIC 3025**

Sold Price

<sup>RS</sup> **\$1,250,000**

Sold Date

**17-Mar-22**

3 2 2

Distance

**0.47km**



**96 MARION STREET ALTONA  
NORTH VIC 3025**

Sold Price

<sup>RS</sup> **\$1,185,000**

Sold Date

**08-Mar-22**

3 1 1

Distance

**0.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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