

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

4 Park Street 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Altona North

Period-from

01 Feb 2019

to

31 Jan 2020

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

6 Park Street Altona North VIC 3025	\$1,030,000	10-Aug-19
21 Sutton Avenue Altona North VIC 3025	\$1,010,000	22-Feb-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.

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6 Park Street Altona North VIC 3025

3 1 1

Sold Price **\$1,030,000** Sold Date **10-Aug-19**

Distance **0.02km**



21 Sutton Avenue Altona North VIC 3025

3 1 2

Sold Price **\$1,010,000** Sold Date **22-Feb-20**

Distance **0.15km**

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

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