

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

51 Macdonald Avenue, Altona North Vic 3025

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$830,000

Property Type

House

Suburb

Altona North

Period - From

11/11/2019

to

10/11/2020

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	110 Mills St ALTONA NORTH 3025	\$905,000	07/08/2020
2	20 Collins Av ALTONA NORTH 3025	\$870,000	11/08/2020
3	40 Hearn St ALTONA NORTH 3025	\$825,000	13/06/2020

OR

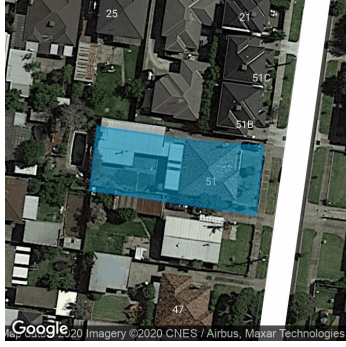
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/11/2020 23:04

51 Macdonald Avenue, Altona North Vic 3025

Tony Gerace
03 9687 1344
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tonygerace@burnham.com.au



3 1 2

Rooms: 5
Property Type: house
Land Size: 586 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
11/11/2019 - 10/11/2020: \$830,000

Comparable Properties



110 Mills St ALTONA NORTH 3025 (VG)

Agent Comments

3 - -

Price: \$905,000
Method: Sale
Date: 07/08/2020
Property Type: House (Res)
Land Size: 563 sqm approx



20 Collins Av ALTONA NORTH 3025 (REI/VG)

Agent Comments

3 1 4

Price: \$870,000
Method: Private Sale
Date: 11/08/2020
Property Type: House
Land Size: 764 sqm approx

40 Hearn St ALTONA NORTH 3025 (VG)

Agent Comments

3 - -

Price: \$825,000
Method: Sale
Date: 13/06/2020
Property Type: House (Res)
Land Size: 581 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.