

# STATEMENT OF INFORMATION

38 MACDONALD AVENUE, ALTONA NORTH, VIC 3025

PREPARED BY JULIE BURT, SWEENEY ESTATE AGENTS, PHONE: 0410 553 517



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 38 MACDONALD AVENUE, ALTONA

3 2 1

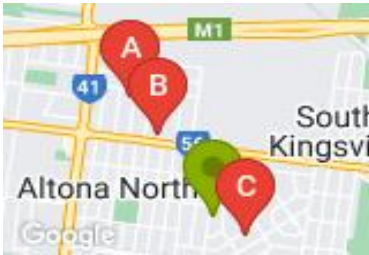
#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)

Price Range: **\$1,030,000 to \$1,070,000**

Provided by: Julie Burt, Sweeney Estate Agents

## MEDIAN SALE PRICE



### ALTONA NORTH, VIC, 3025

Suburb Median Sale Price (House)

**\$870,000**

01 October 2023 to 31 March 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



### 31 HUXTABLE AVE, ALTONA NORTH, VIC 3025

3 2 2

Sale Price

**\*\$1,120,000**

Sale Date: 07/03/2024

Distance from Property: 1km



### 1C AMARANTH AVE, ALTONA NORTH, VIC

3 2 2

Sale Price

**\*\$1,100,000**

Sale Date: 06/03/2024

Distance from Property: 689m



### 13A HEARN ST, ALTONA NORTH, VIC 3025

3 - -

Sale Price

**\$1,000,000**

Sale Date: 05/12/2023

Distance from Property: 249m



This report has been compiled on 26/05/2024 by Sweeney Altona, Altona Meadows & Altona North. Property Data Solutions Pty Ltd 2024 -

[www.pricefinder.com.au](https://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

38 MACDONALD AVENUE, ALTONA NORTH, VIC 3025

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$1,030,000 to \$1,070,000

### Median sale price

Median price

\$870,000

Property type

House

Suburb

ALTONA NORTH

Period

01 October 2023 to 31 March 2024

Source

  
pricfinder

### Comparable property sales

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

31 HUXTABLE AVE, ALTONA NORTH, VIC 3025	*\$1,120,000	07/03/2024
1C AMARANTH AVE, ALTONA NORTH, VIC 3025	*\$1,100,000	06/03/2024
13A HEARN ST, ALTONA NORTH, VIC 3025	\$1,000,000	05/12/2023

This Statement of Information was prepared on:

26/05/2024