



Biggin & Scott Altona North

Statement of Information:

36 Gadsden Street, Altona North, VIC 3025

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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 36 Gadsden 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 \$750,000.00 & \$800,000.00

Median sale price

Median price \$780,000.00 Property type Units – 3 bdr Suburb Altona North

Period - From 01/02/21 to 28/02/22 Source Realestate.com.au

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
1/35 Delphin Avenue, Altona North, Vic 3025	\$1,100,000	19 Oct 2021
41 Kyle Road, Altona North, Vic 3025	\$999,000	14 Jul 2021
118A Sixth Avenue, Altona North, Vic 3025	\$995,000	16 Jul 2021

This Statement of Information was prepared on: 29/3/22