

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

34A HEARN 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$992,800

Property type

House

Suburb

Altona North

Period-from

01 Jan 2022

to

31 Dec 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

53B FIRST AVENUE ALTONA NORTH VIC 3025	\$836,000	19-Oct-22
135 MILLS STREET ALTONA NORTH VIC 3025	\$880,000	10-Dec-22
87 SECOND AVENUE ALTONA NORTH VIC 3025	\$880,000	01-Sep-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.~~

This Statement of Information was prepared on: 27 January 2023


**53B FIRST AVENUE ALTONA
NORTH VIC 3025**
 4  2  2

Sold Price

\$836,000

Sold Date

19-Oct-22

Distance

0.37km

**135 MILLS STREET ALTONA NORTH
VIC 3025**
 3  1  -

Sold Price

^{RS} **\$880,000**

Sold Date

10-Dec-22

Distance

0.42km

**87 SECOND AVENUE ALTONA
NORTH VIC 3025**
 3  1  1

Sold Price

\$880,000

Sold Date

01-Sep-22

Distance

0.72km
RS = Recent sale

UN = Undisclosed Sale

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