

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

2/9 Cresser 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$791,750

Property type

Other

Suburb

Altona North

Period-from

01 Jan 2019

to

31 Dec 2019

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

3/9 Cresser Street Altona North VIC 3025	\$612,000	30-Nov-19
48A Marion Street Altona North VIC 3025	\$605,000	29-Oct-19
46A Cresser Street Altona North VIC 3025	\$682,000	29-Apr-19

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: 06 January 2020



3/9 Cresser Street Altona North VIC 3025

^{RS} **\$612,000** Sold Date **30-Nov-19**

2 1 1

Distance **0.01km**



48A Marion Street Altona North VIC 3025

\$605,000 Sold Date **29-Oct-19**

2 1 2

Distance **0.27km**



46A Cresser Street Altona North VIC 3025

Sold Price **\$682,000** Sold Date **29-Apr-19**

3 2 2

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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