

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 VIC 3025 postcode
2&374 MCINTOSH ROAD ALTONA NORTH

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 \$795,000 & \$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$807,500 Property type Unit Suburb Altona North
Period-from 01 Feb 2023 to 31 Jan 2024 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
36 THE CIRCLE ALTONA NORTH VIC 3025	\$850,000	27-May-23
8 LULY STREET ALTONA NORTH VIC 3025	\$840,000	06-Jul-23
6A HARRIS STREET ALTONA NORTH VIC 3025	\$830,000	23-Aug-23

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: 05 February 2024

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36 THE CIRCLE ALTONA NORTH VIC 3025

3 2 1

Sold Price

\$850,000

Sold Date

27-May-23

Distance

1.2km



8 LULY STREET ALTONA NORTH VIC 3025

3 2 1

Sold Price

\$840,000

Sold Date

06-Jul-23

Distance

0.72km



6A HARRIS STREET ALTONA NORTH VIC 3025

3 2 1

Sold Price

RS\$830,000

Sold Date

23-Aug-23

Distance

2.16km

RS = Recent sale

UN = Undisclosed Sale

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