

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

50 Cooper Avenue, Altona North Vic 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$740,000

&

\$790,000

Median sale price

Median price

\$800,000

Property Type

House

Suburb

Altona North

Period - From

01/04/2019

to

31/03/2020

Source

REIV

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	26 Joel Av ALTONA NORTH 3025	\$803,000	29/02/2020
2	84 Fifth Av ALTONA NORTH 3025	\$780,000	14/03/2020
3	29 Harris St ALTONA NORTH 3025	\$750,000	16/04/2020

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 six months.~~

This Statement of Information was prepared on:

06/06/2020 15:31



Property Type:
Agent Comments

Indicative Selling Price

\$740,000 - \$790,000

Median House Price

Year ending March 2020: \$800,000

Comparable Properties



26 Joel Av ALTONA NORTH 3025 (VG)

Agent Comments



Price: \$803,000

Method: Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 613 sqm approx



84 Fifth Av ALTONA NORTH 3025 (REI)

Agent Comments



Price: \$780,000

Method: Auction Sale

Date: 14/03/2020

Property Type: House (Res)

Land Size: 560 sqm approx

29 Harris St ALTONA NORTH 3025 (VG)

Agent Comments



Price: \$750,000

Method: Sale

Date: 16/04/2020

Property Type: House (Res)

Land Size: 535 sqm approx