

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

3/3 FIRST AVENUE 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

\$760,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Altona North

Period-from

01 Oct 2021

to

30 Sep 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

2/33 FIFTH AVENUE ALTONA NORTH VIC 3025	\$820,000	12-Apr-22
2/8 CONWAY COURT ALTONA NORTH VIC 3025	\$825,000	05-Jul-22
43 ALLAN STREET ALTONA NORTH VIC 3025	\$805,000	22-Jul-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: 21 October 2022



2/33 FIFTH AVENUE ALTONA NORTH VIC 3025

3 2 1

Sold Price **\$820,000** Sold Date **12-Apr-22**

Distance **0.35km**



2/8 CONWAY COURT ALTONA NORTH VIC 3025

3 2 2

Sold Price **\$825,000** Sold Date **05-Jul-22**

Distance **1.4km**



43 ALLAN STREET ALTONA NORTH VIC 3025

3 2 2

Sold Price ^{RS} **\$805,000** Sold Date **22-Jul-22**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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