

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

52 COOPER 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

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Altona North

Period-from

01 Feb 2024

to

31 Jan 2025

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

96 FOURTH AVENUE ALTONA NORTH VIC 3025	815000	13-Aug-24
250 MILLERS ROAD ALTONA NORTH VIC 3025	780000	09-Nov-24
9 LULY STREET ALTONA NORTH VIC 3025	827000	19-Oct-24

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: 12 February 2025



96 FOURTH AVENUE ALTONA NORTH VIC 3025

3 2 2

Sold Price **815000** Sold Date **13-Aug-24**

Distance **0.94km**



250 MILLERS ROAD ALTONA NORTH VIC 3025

3 1 2

Sold Price ^{RS} **780000** Sold Date **09-Nov-24**

Distance **0.24km**



9 LULY STREET ALTONA NORTH VIC 3025

3 1 2

Sold Price **827000** Sold Date **19-Oct-24**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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