



## Biggin & Scott Altona North

Statement of Information:

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# 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 37 The Broadway, Altona North, VIC 3025

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,020,000 Property type House – 4bdr Suburb Altona North

Period - From 1/8/20 to 30/8/21 Source Realestate.com.au

### 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 76A May Street, Altona North, VIC 3025	\$1,195,000	1/9/2021
2 60 MacDonald Avenue, Altona North, VIC 3025	\$1,300,000	13/8/2021
3 24A Angus Avenue, Altona North, VIC 3025	\$1,205,000	26/6/2021

This Statement of Information was prepared on: 13/9/2021