

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

2/33 FIFTH 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Altona North

Period-from

01 Mar 2021

to

28 Feb 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

1/14 HUXTABLE AVENUE ALTONA NORTH VIC 3025	\$740,000	24-Jan-22
2/5 AMARANTH AVENUE ALTONA NORTH VIC 3025	\$750,000	28-Sep-21
1/73 MAY STREET ALTONA NORTH VIC 3025	\$775,000	12-Dec-21

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: 23 March 2022



1/14 HUXTABLE AVENUE ALTONA NORTH VIC 3025

Sold Price

\$740,000

Sold Date

24-Jan-22



3



1



2

Distance

1.24km



2/5 AMARANTH AVENUE ALTONA NORTH VIC 3025

Sold Price

\$750,000

Sold Date

28-Sep-21



3



1



2

Distance

1.2km



1/73 MAY STREET ALTONA NORTH VIC 3025

Sold Price

\$775,000

Sold Date

12-Dec-21



3



1



1

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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