

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

91 First 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 \$920,000 Property Type House Suburb Altona North

Period - From 01/07/2020 to 30/06/2021 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	70 Marion St ALTONA NORTH 3025	\$1,075,000	14/04/2021
2	118a Sixth Av ALTONA NORTH 3025	\$995,000	16/07/2021
3	3 Sutton Av ALTONA NORTH 3025	\$890,000	22/06/2021

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:

02/10/2021 19:33

91 First Avenue, Altona North Vic 3025



Property Type: House (Res)
Land Size: 375 sqm approx
Agent Comments

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Indicative Selling Price
\$740,000 - \$790,000
Median House Price
Year ending June 2021: \$920,000

Comparable Properties

70 Marion St ALTONA NORTH 3025 (VG)

Agent Comments



Price: \$1,075,000
Method: Sale
Date: 14/04/2021
Property Type: House (Res)
Land Size: 697 sqm approx

118a Sixth Av ALTONA NORTH 3025 (VG)

Agent Comments



Price: \$995,000
Method: Sale
Date: 16/07/2021
Property Type: House (Res)
Land Size: 187 sqm approx

3 Sutton Av ALTONA NORTH 3025 (VG)

Agent Comments



Price: \$890,000
Method: Sale
Date: 22/06/2021
Property Type: House (Res)
Land Size: 581 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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