

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

94 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$791,750

Property type

House

Suburb

Altona North

Period-from

01 Apr 2019

to

31 Mar 2020

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

2/9 Saltley Street South Kingsville VIC 3015	\$640,000	19-Dec-19
2/9 Cresser Street Altona North VIC 3025	\$708,000	08-Feb-20
176 Mason Street Newport VIC 3015	\$725,000	13-Jan-20

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.~~

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2/9 Saltley Street South Kingsville VIC 3015

Sold Price

\$640,000

Sold Date

19-Dec-19

 3  1  1

Distance

1.76km



2/9 Cresser Street Altona North VIC 3025

Sold Price

\$708,000

Sold Date

08-Feb-20

 2  2  2

Distance

0.39km



176 Mason Street Newport VIC 3015

Sold Price

\$725,000

Sold Date

13-Jan-20

 2  1  1

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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