

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

1/9-11 Kyle Road 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

\$680,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,000

Property type

House

Suburb

Altona North

Period-from

01 Jul 2019

to

30 Jun 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

6/53-55 Kyle Road Altona North VIC 3025	\$640,000	03-Mar-20
62 Cherry Avenue Altona North VIC 3025	\$740,000	29-Feb-20
2/42 Freemans Road Altona North VIC 3025	\$707,000	24-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.~~

This Statement of Information was prepared on: 02 July 2020



6/53-55 Kyle Road Altona North VIC 3025

Sold Price **\$640,000** Sold Date **03-Mar-20**

3 2 2

Distance **0.37km**



62 Cherry Avenue Altona North VIC 3025

Sold Price **\$740,000** Sold Date **29-Feb-20**

3 2 2

Distance **1.18km**



2/42 Freemans Road Altona North VIC 3025

Sold Price **\$707,000** Sold Date **24-Jan-20**

3 2 2

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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