

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

3/42 Freemans 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Altona North

Period-from

01 Jul 2020

to

30 Jun 2021

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

5/8 Duke Street Altona North VIC 3025	\$520,000	27-May-21
3/60 Cyclamen Avenue Altona North VIC 3025	\$663,000	27-Apr-21
6/185 Millers Road Altona North VIC 3025	\$575,000	28-Jun-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: 14 July 2021



5/8 Duke Street Altona North VIC 3025

2 1 2

Sold Price

^{RS} **\$520,000**

Sold Date

27-May-21

Distance

0.95km



3/60 Cyclamen Avenue Altona North VIC 3025

2 1 2

Sold Price

^{RS} **\$663,000**

Sold Date

27-Apr-21

Distance

1.01km



6/185 Millers Road Altona North VIC 3025

2 2 1

Sold Price

^{RS} **\$575,000**

Sold Date

28-Jun-21

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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