

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

1/49 Misten 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

\$700,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Altona North

Period-from

01 Dec 2019

to

30 Nov 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

2/42 Freemans Road Altona North VIC 3025	\$707,000	24-Jan-20
5 Freemans Road Altona North VIC 3025	\$740,000	17-Dec-19
62 Cherry Avenue Altona North VIC 3025	\$740,000	29-Feb-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 December 2020



2/42 Freemans Road Altona North VIC 3025

Sold Price

\$707,000

Sold Date

24-Jan-20

3 2 2

Distance

0.06km



5 Freemans Road Altona North VIC 3025

Sold Price

\$740,000

Sold Date

17-Dec-19

3 2 2

Distance

0.31km



62 Cherry Avenue Altona North VIC 3025

Sold Price

Sold Date

29-Feb-20

3 2 2

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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