

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

3/79 Hansen Street 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Altona North

Period-from

01 Nov 2019

to

31 Oct 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

3/23 New Street South Kingsville VIC 3015	\$690,000	04-Nov-20
2/114 Johnston Street Newport VIC 3015	\$700,000	04-Aug-20
3/32 Cyclamen Avenue Altona North VIC 3025	\$625,000	31-May-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: 10 November 2020



3/23 New Street South Kingsville VIC 3015

Sold Price

^{RS} **\$690,000** Sold Date **04-Nov-20**

2 1 1

Distance **0.75km**



2/114 Johnston Street Newport VIC 3015

Sold Price

\$700,000 Sold Date **04-Aug-20**

2 1 1

Distance **1.03km**



3/32 Cyclamen Avenue Altona North VIC 3025

Sold Price

\$625,000 Sold Date **31-May-20**

2 1 1

Distance **1.19km**

RS = Recent sale **UN** = Undisclosed Sale

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