

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 EDWARD 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

\$740,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Altona North

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

65 MARIGOLD AVENUE ALTONA NORTH VIC 3025	\$770,000	16-Jan-21
1B JOHN STREET ALTONA NORTH VIC 3025	\$760,000	01-Oct-21
34 DUOSA ROAD ALTONA NORTH VIC 3025	\$760,000	25-Oct-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 26 October 2021


65 MARIGOLD AVENUE ALTONA NORTH VIC 3025
 3  2  2

Sold Price

\$770,000

Sold Date

16-Jan-21

Distance

0.49km

1B JOHN STREET ALTONA NORTH VIC 3025
 3  2  2

Sold Price

^{RS} **\$760,000**

Sold Date

01-Oct-21

Distance

0.9km

34 DUOSA ROAD ALTONA NORTH VIC 3025
 3  1  2

Sold Price

Sold Date

25-Oct-21

Distance

0.39km
RS = Recent sale

UN = Undisclosed Sale

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