

## 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

110 MILLS STREET ALTONA NORTH VIC 3025

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,003,000

Property type

House

Suburb

Altona North

Period-from

01 Nov 2021

to

31 Oct 2022

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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 63 MACDONALD AVENUE ALTONA NORTH VIC 3025 | \$1,100,000 | 15-Sep-22 |
| 65 MACDONALD AVENUE ALTONA NORTH VIC 3025 | \$1,130,000 | 14-Apr-22 |
| 96 THIRD AVENUE ALTONA NORTH VIC 3025     | \$1,150,000 | 03-Jun-22 |

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: 09 November 2022



## 63 MACDONALD AVENUE ALTONA NORTH VIC 3025

Sold Price

RS

**\$1,100,000**

Sold Date

**15-Sep-22**



3



1



1

Distance

**0.58km**



## 65 MACDONALD AVENUE ALTONA NORTH VIC 3025

Sold Price

**\$1,130,000**

Sold Date

**14-Apr-22**



3



1



1

Distance

**0.6km**



## 96 THIRD AVENUE ALTONA NORTH VIC 3025

Sold Price

**\$1,150,000**

Sold Date

**03-Jun-22**



3



1



1

Distance

**0.54km**

RS = Recent sale

UN = Undisclosed Sale

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