

## 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

266 Millers Road 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

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 2 Bunting Court Altona North VIC 3025  | \$807,000 | 08-May-21 |
| 17 Third Avenue Altona North VIC 3025  | \$852,000 | 17-Feb-21 |
| 1 Seventh Avenue Altona North VIC 3025 | \$880,000 | 26-Mar-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: 23 July 2021

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### 2 Bunting Court Altona North VIC 3025

Sold Price

**\$807,000**

Sold Date

**08-May-21**
 3

 1

 1

Distance

**0.03km**

Notes from your agent

\$1514sqm



### 17 Third Avenue Altona North VIC 3025

Sold Price

**\$852,000**

Sold Date

**17-Feb-21**
 3

 1

 2

Distance

**0.45km**

Notes from your agent

\$1535sqm



### 1 Seventh Avenue Altona North VIC 3025

Sold Price

**\$880,000**

Sold Date

**26-Mar-21**
 3

 1

 2

Distance

**0.5km**

Notes from your agent

\$1588sqm

**RS** = Recent sale

**UN** = Undisclosed Sale

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