

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 50 FIRST AVENUE, ALTONA NORTH, VIC 📛 3 🕒 1







**Indicative Selling Price** 

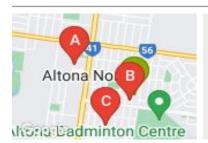
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$890,000 to \$920,000

Provided by: William Pendlebury, Sweeney Altona, Altona Meadows & Altona North

### **MEDIAN SALE PRICE**



# **ALTONA NORTH, VIC, 3025**

**Suburb Median Sale Price (House)** 

\$1,014,000

01 October 2021 to 30 September 2022

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



13 CHERRY AVE, ALTONA NORTH, VIC 3025







Sale Price

\*\$920,000

Sale Date: 26/11/2022

Distance from Property: 891m





41 FIRST AVE, ALTONA NORTH, VIC 3025







Sale Price

**\*\$902,000** 

Sale Date: 31/10/2022

Distance from Property: 105m





3 FOURTH AVE, ALTONA NORTH, VIC 3025







**Sale Price** 

\*\$890,000

Sale Date: 06/10/2022

Distance from Property: 580m



This report has been compiled on 30/11/2022 by Sweeney Altona, Altona Meadows & Altona North. Property Data Solutions Pty Ltd 2022 -

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

## Property offered for sale

Address Including suburb and postcode

50 FIRST AVENUE, ALTONA NORTH, VIC 3025

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underguoting

Price Range: \$890,000 to \$920,000

### Median sale price

| Median price | \$1,014,000                | Property type | House  | Suburb | ALTONA NORTH |
|--------------|----------------------------|---------------|--------|--------|--------------|
| Period       | 01 October 2021 to 30 2022 | September     | Source | t      | oricefinder  |

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---------------------------------------|------------|--------------|
| 13 CHERRY AVE, ALTONA NORTH, VIC 3025 | *\$920,000 | 26/11/2022   |
| 41 FIRST AVE, ALTONA NORTH, VIC 3025  | *\$902,000 | 31/10/2022   |
| 3 FOURTH AVE, ALTONA NORTH, VIC 3025  | *\$890,000 | 06/10/2022   |

This Statement of Information was prepared on:

30/11/2022

