

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

5/9-11 Sutton 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

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,500

Property type

Unit

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 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

1 Hearn Street Altona North VIC 3025	\$850,000	19-Jul-21
1/24 Jeffrey Avenue Altona North VIC 3025	\$865,000	03-Jul-21
20 May Street Altona North VIC 3025	\$860,000	07-Aug-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.~~

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1 Hearn Street Altona North VIC 3025

3 2 2

Sold Price **\$850,000** Sold Date **19-Jul-21**

Distance **0.24km**



1/24 Jeffrey Avenue Altona North VIC 3025

3 3 2

Sold Price **\$865,000** Sold Date **03-Jul-21**

Distance **0.53km**



20 May Street Altona North VIC 3025

3 2 1

Sold Price **\$860,000** Sold Date **07-Aug-21**

Distance **0.31km**

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

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