

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

1/3 Begonia 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

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Altona North

Period-from

01 Mar 2020

to

28 Feb 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

2/335 Blackshaws Road Altona North VIC 3025	\$680,000	12-Dec-20
3/58 Marigold Avenue Altona North VIC 3025	\$640,000	12-Dec-20
8A Collins Avenue Altona North VIC 3025	\$710,000	11-Feb-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: 22 March 2021

ATTENTION! ALL INDIVIDUALS INTERESTED IN PROPERTY FOR INSPECTION MUST ADHERE TO THESE GUIDELINES For safety and health of the community we cannot guarantee property for inspection unless you adhere to the following guidelines: 1. Do not enter the property unless you are invited by the agent. 2. Do not touch or move any items inside the property. 3. Do not enter the property if you are not wearing a face mask. 4. Do not enter the property if you are not wearing gloves. 5. Do not enter the property if you are not wearing a hat. 6. Do not enter the property if you are not wearing a shoe cover. 7. Do not enter the property if you are not wearing a face shield. 8. Do not enter the property if you are not wearing a full body suit. 9. Do not enter the property if you are not wearing a full body suit. 10. Do not enter the property if you are not wearing a full body suit. We strongly advise you to wear appropriate protective gear.	2/335 Blackshaws Road Altona North VIC 3025	Sold Price	\$680,000	Sold Date	12-Dec-20
3 2 1	Distance	0.29km			
	3/58 Marigold Avenue Altona North VIC 3025	Sold Price	\$640,000	Sold Date	12-Dec-20
2 1 1	Distance	0.57km			
	8A Collins Avenue Altona North VIC 3025	Sold Price	\$710,000	Sold Date	11-Feb-21
3 1 2	Distance	0.74km			

RS = Recent sale

UN = Undisclosed Sale

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