

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 MAY STREET 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

\$1,200,000

&

\$1,270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$961,000

Property type

House

Suburb

Altona North

Period-from

01 May 2022

to

30 Apr 2023

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

12A MAXWELL AVENUE ALTONA NORTH VIC 3025	\$1,215,000	15-Apr-23
52 FOURTH AVENUE ALTONA NORTH VIC 3025	\$1,255,000	27-Apr-23

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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12A MAXWELL AVENUE ALTONA NORTH VIC 3025

4 3 2

Sold Price

^{RS}

\$1,215,000

Sold Date

15-Apr-23

Distance

0.66km



52 FOURTH AVENUE ALTONA NORTH VIC 3025

4 3 2

Sold Price

^{RS}

\$1,255,000

Sold Date

27-Apr-23

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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