

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

81 MCINTOSH ROAD 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$967,500

Property type

House

Suburb

Altona North

Period-from

01 Mar 2022

to

28 Feb 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

141 MCINTOSH ROAD ALTONA NORTH VIC 3025	\$855,000	16-Mar-23
41 FIRST AVENUE ALTONA NORTH VIC 3025	\$902,000	29-Oct-22
50 FIRST AVENUE ALTONA NORTH VIC 3025	\$910,000	18-Dec-22

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: 27 March 2023


141 MCINTOSH ROAD ALTONA NORTH VIC 3025
 4  1  4

Sold Price

^{RS}
\$855,000

Sold Date

16-Mar-23

Distance

0.5km

41 FIRST AVENUE ALTONA NORTH VIC 3025
 3  1  2

Sold Price

\$902,000

Sold Date

29-Oct-22

Distance

0.51km

50 FIRST AVENUE ALTONA NORTH VIC 3025
 3  1  2

Sold Price

\$910,000

Sold Date

18-Dec-22

Distance

0.61km
RS = Recent sale

UN = Undisclosed Sale

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