

## 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

19A ROSALA AVENUE ALTONA NORTH VIC 3025

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$755,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Altona North

Period-from

01 Feb 2024

to

31 Jan 2025

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

24 MISTEN AVENUE ALTONA NORTH VIC 3025	\$765,000	24-Sep-24
17A ROSALA AVENUE ALTONA NORTH VIC 3025	\$775,000	04-May-24

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: 18 February 2025



**24 MISTEN AVENUE ALTONA  
NORTH VIC 3025**

3 2 2

Sold Price **\$765,000** Sold Date **24-Sep-24**

Distance **0.06km**



**17A ROSALA AVENUE ALTONA  
NORTH VIC 3025**

3 2 2

Sold Price **\$775,000** Sold Date **04-May-24**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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