

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

2/241 BLACKSHAWS 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

\$710,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$781,250

Property type

Unit

Suburb

Altona North

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/23 JEFFREY AVENUE ALTONA NORTH VIC 3025	\$737,000	18-Nov-23
1/8 COLLINS AVENUE ALTONA NORTH VIC 3025	\$740,000	02-Nov-23
3/326 BLACKSHAWS ROAD ALTONA NORTH VIC 3025	\$795,000	03-Feb-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: 11 February 2024



2/23 JEFFREY AVENUE ALTONA NORTH VIC 3025

2 2 1

Sold Price

\$737,000

Sold Date

18-Nov-23

Distance

0.09km



1/8 COLLINS AVENUE ALTONA NORTH VIC 3025

2 2 1

Sold Price

\$740,000

Sold Date

02-Nov-23

Distance

0.47km



3/326 BLACKSHAW ROAD ALTONA NORTH VIC 3025

2 1 1

Sold Price

^{RS} **\$795,000**

Sold Date

03-Feb-24

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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