

## 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

17 Hatherley Grove 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

\$860,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Altona North

Period-from

01 Jan 2020

to

31 Dec 2020

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 51 Macdonald Avenue Altona North VIC 3025 | \$891,000 | 19-Dec-20 |
| 26 Stapley Crescent Altona North VIC 3025 | \$880,000 | 23-Dec-20 |
| 17 Delphin Avenue Altona North VIC 3025   | \$860,000 | 15-Oct-20 |

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: 08 January 2021



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**51 Macdonald Avenue Altona North  
VIC 3025**

Sold Price

<sup>RS</sup>

**\$891,000**

Sold Date

**19-Dec-20**



3



1



4

Distance

**1.37km**



**26 Stapley Crescent Altona North  
VIC 3025**

Sold Price

<sup>RS</sup>

**\$880,000**

Sold Date

**23-Dec-20**



3



1



3

Distance

**1.44km**



**17 Delphin Avenue Altona North  
VIC 3025**

Sold Price

**\$860,000**

Sold Date

**15-Oct-20**



3



1



2

Distance

**1.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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