

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

1C Mahon Avenue 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Altona North

Period-from

01 Dec 2019

to

30 Nov 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

89 Sixth Avenue Altona North VIC 3025	\$725,000	22-Jun-20
38 Hendren Avenue Altona North VIC 3025	\$785,000	09-Oct-20
2/36 Valerian Avenue Altona North VIC 3025	\$778,500	16-Nov-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: 15 December 2020



89 Sixth Avenue Altona North VIC 3025

Sold Price

\$725,000

Sold Date

22-Jun-20

3 2 2

Distance

0.61km



38 Hendren Avenue Altona North VIC 3025

Sold Price

\$785,000

Sold Date

09-Oct-20

3 2 2

Distance

1.09km



2/36 Valerian Avenue Altona North VIC 3025

Sold Price

\$778,500

Sold Date

16-Nov-20

3 2 2

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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