

# 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

2/2 Valerian 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)

Single price

\$749,000

### Median sale price

Median price

\$710,000

Property Type

Unit

Suburb

Altona North

Period - From

01/07/2019

to

30/06/2020

Source

REIV

### 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 six 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
1	1/35 Kyle Rd ALTONA NORTH 3025	\$772,500	19/07/2020
2	29a Ararat St ALTONA NORTH 3025	\$740,000	08/07/2020
3	4/12 Stapley Cr ALTONA NORTH 3025	\$720,000	08/07/2020

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 six months.~~

This Statement of Information was prepared on:

05/10/2020 14:55



**Property Type:**

Agent Comments

Brand New and Just completed - 3bedrooms, 2 bathrooms, double car garage very rare - Only 3 in the block - walking distance to shops schools and parks

## Comparable Properties



**1/35 Kyle Rd ALTONA NORTH 3025 (VG)**

Agent Comments



**Price:** \$772,500

**Method:** Sale

**Date:** 19/07/2020

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**29a Ararat St ALTONA NORTH 3025 (REI)**

Agent Comments



**Price:** \$740,000

**Method:** Private Sale

**Date:** 08/07/2020

**Rooms:** 5

**Property Type:** Townhouse (Res)

**4/12 Stapley Cr ALTONA NORTH 3025 (VG)**

Agent Comments



**Price:** \$720,000

**Method:** Sale

**Date:** 08/07/2020

**Property Type:** Flat/Unit/Apartment (Res)

**Land Size:** 899 sqm approx