

## 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

26 Seventh 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

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Altona North

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 80 Seventh Avenue Altona North VIC 3025 | \$950,000 | 21-Oct-21 |
| 92 Sixth Avenue Altona North VIC 3025   | \$970,000 | 20-Oct-21 |
| 33 Beuron Road Altona North VIC 3025    | \$976,000 | 20-Aug-21 |

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: 09 November 2021



**80 Seventh Avenue Altona North VIC 3025**

Sold Price

<sup>RS</sup> **\$950,000**

Sold Date

**21-Oct-21**

 3  1  1

Distance

**0.45km**



**92 Sixth Avenue Altona North VIC 3025**

Sold Price

<sup>RS</sup> **\$970,000**

Sold Date

**20-Oct-21**

 3  1  3

Distance

**0.79km**



**33 Beuron Road Altona North VIC 3025**

Sold Price

**\$976,000**

Sold Date

**20-Aug-21**

 3  1  2

Distance

**1.61km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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