

## 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

1/15 ANGUS 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

\$730,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Altona North

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 39 ARARAT STREET ALTONA NORTH VIC 3025     | \$780,000 | 16-Mar-21 |
| 65 MAY STREET ALTONA NORTH VIC 3025        | \$785,000 | 05-Feb-22 |
| 1/14 HUXTABLE AVENUE ALTONA NORTH VIC 3025 | \$740,000 | 24-Jan-22 |

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: 30 March 2022



**39 ARARAT STREET ALTONA  
NORTH VIC 3025**

 3  1  2

Sold Price **\$780,000** Sold Date **16-Mar-21**

Distance -



**65 MAY STREET ALTONA NORTH  
VIC 3025**

 2  1  2

Sold Price **\$785,000** Sold Date **05-Feb-22**

Distance -



**1/14 HUXTABLE AVENUE ALTONA  
NORTH VIC 3025**

 3  1  2

Sold Price **\$740,000** Sold Date **24-Jan-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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