

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

3/9 Cresser Street 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$793,500

Property type

Other

Suburb

Altona North

Period-from

01 Nov 2018

to

31 Oct 2019

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

3/5 Angus Avenue Altona North VIC 3025	\$560,000	19-Jun-19
2/21 Huxtable Avenue Altona North VIC 3025	\$565,000	27-May-19
3/26 Rymill Court Altona North VIC 3025	\$575,000	08-Jul-19

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: 14 November 2019



3/5 Angus Avenue Altona North VIC 3025

2 1 1

Sold Price **\$560,000** Sold Date **19-Jun-19**

Distance **0.2km**



2/21 Huxtable Avenue Altona North VIC 3025

2 1 1

Sold Price **\$565,000** Sold Date **27-May-19**

Distance **0.9km**



3/26 Rymill Court Altona North VIC 3025

2 1 2

Sold Price **\$575,000** Sold Date **08-Jul-19**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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