

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 84b Chambers Road, Altona North Vic 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000 & \$690,000

Median sale price

Median price \$743,000 Property Type Unit Suburb Altona North

Period - From 19/08/2020 to 18/08/2021 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	3/60 Cyclamen Av ALTONA NORTH 3025	\$663,000	13/05/2021
2	132 Sixth Av ALTONA NORTH 3025	\$660,000	04/03/2021
3	2/34 Chambers Rd ALTONA NORTH 3025	\$652,500	12/07/2021

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: 19/08/2021 12:31



2 1 1

Rooms: 4

Property Type: Unit

Land Size: 228 sqm approx

Agent Comments

Comparable Properties



3/60 Cyclamen Av ALTONA NORTH 3025 (REI/VG)

Agent Comments

2 1 2

Price: \$663,000

Method: Private Sale

Date: 13/05/2021

Property Type: Unit

132 Sixth Av ALTONA NORTH 3025 (VG)

Agent Comments

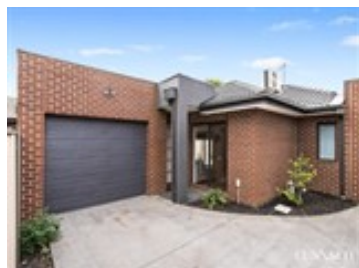
2 - -

Price: \$660,000

Method: Sale

Date: 04/03/2021

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



2/34 Chambers Rd ALTONA NORTH 3025 (REI) **Agent Comments**

2 1 2

Price: \$652,500

Method: Private Sale

Date: 12/07/2021

Property Type: Unit